



CONTRACT TO CLOSE STEPS

Contract Signed with Realtor®

Signed contract & earnest money are received at MH Title



MH Title closer enters the title order into the system



Property is researched by the title department. Title search includes search of the history of the property owner records, liens, clouds on titles and documents filed by legal description. Also included is a search of buyer and seller liens, divorces, probates, lawsuits, documents filed by person's name, and more.



Commitment for title insurance issued and sent to all the parties. Clear title, order payoff, survey and taxes.



Escrow department received closing instructions and closing disclosure from lender and prepares documents.

Buyer applies for mortgage loan and the application process is started.



Within 3 days, the loan estimate is sent to the borrower.



The bank will verify: employment (current and previous), credit information and bank deposits.

The next step is the appraisal.



Information gathered, packaged and then submitted to the underwriter.

Buyer's loan is approved!



Closing disclosure will be sent to the borrower three business days prior to closing for review.



Parties are ready to close!



Closing & Funding - Congratulations!

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