

CLOSING DAY CHECKLIST



BUYERS

- Valid picture ID
- Proof of valid Homeowners Insurance
- Required Certifications - Survey, Termite Inspections, etc.
- Certified Funds made payable to: The Title Company of Jersey

SELLERS

- Valid picture ID
- Mortgage and Judgment Payoff Information
- New Prepared Deed
- Required Certification - CO, Smoke Detector, etc.

IF APPLICABLE

- Home Warranty Application
- Payoff Authorization to Release Information
- Power of Attorney (original needed at closing)
- Divorce Decree and Quit Claim Deed (original needed at closing, if not recorded)
- Court Order from Bankruptcy Court
- Corporation Documents: Board of Resolution, Certificate of Good Standing and Articles of Organization
- Death Certificate (original needed at closing)
- Prior Owner's Title Policy
- Trust Agreement and Attorney Contact
- Letter of Authority for Probated Estate (original needed at closing, if not recorded)
- Limited Liability Company Documents

