

CLOSINGS 101

CLOSING (KLO-ZING)

Definition (n):

The happy occasion where the purchase and sale of property is completed by skilled, friendly closing attorneys

Weissman, Nowack, Curry & Wilco, P.C. is a full service real estate, business and litigation law firm with convenient locations throughout the metro Atlanta area. In addition to real estate closings, the firm also offers legal services in the following areas:

- Condominium/homeowner associations
- Subdivision/condominium declarations
- Builder and developer representation
- Zoning and land use
- Real estate brokerage
- Wills and estate planning
- New business incorporation
- Debt collection
- Defense and litigation on behalf of real estate, business, and insurance companies

We are committed to providing high quality legal services to our clients in a timely and cost effective manner.

Please contact us at 404.926.4500 or ask your closing attorney to have a representative of our firm contact you.

For locations and directions, please visit us at:
www.wncwlaw.com

WHAT YOU NEED TO
KNOW ABOUT YOUR
REAL ESTATE CLOSING



BROUGHT TO YOU BY:

LESSON 1

CRAM COURSE



The closing is the final step in buying or selling your home where:

1. The deed transferring the property and mortgage documents are signed
2. Money for the purchase of the property is paid

In Georgia, an attorney must conduct closings. The law firm of **Weissman, Nowack, Curry & Wilco, P.C.** conducts thousands of real estate closings each year throughout metro Atlanta.



Our professional closing staff will work with you and your mortgage lender to obtain all required information and prepare all necessary legal documents.

Please let us know if you have any special needs, circumstances, or questions surrounding the closing of your property. If you are wiring funds, please let us know in advance so that we can give you wiring instructions.

When you arrive at the closing, we will guide you through the prepared documents to help you complete the sale. We look forward to being of service to you during this happy and exciting time.

LESSON 2

HOMework ASSIGNMENT



Please provide **Weissman, Nowack, Curry & Wilco, P.C.** with the following information:

SELLER

- New mailing address
- Social security number
- Primary mortgage payoff information (including the loan number and lender contact) as well as equity line or second mortgage, if applicable
- Contact for Homeowner's Association, if applicable
- Determination of whether property being sold is your primary residence
- Original termite letter



BUYER

- Provide proof of homeowner insurance policy with coverage beginning no later than the date of closing. For condominiums, insurance is typically covered by the Association. Check with your Condominium Association regarding their requirements for homeowner insurance
- Work closely with your mortgage lender to make sure the loan will be ready on time
- Talk to us or your Realtor® about purchasing an enhanced owner's title insurance policy to protect your new home

LESSON 3

FINAL EXAM



Before going to closing, be sure to verify the location of the closing office. You can visit us on the web at www.wncwlaw.com for locations and directions. Below is a checklist of required materials for you to bring to closing:

SELLER

- Photo I.D. (Driver's license, passport, or state issued I.D.)
- An original termite letter if called for by your contract
- House keys and garage door openers
- If applicable, the original Power of Attorney (this allows someone to sign documents for you)

BUYER

- Photo I.D. (Driver's license, passport, or state issued I.D.)
- A cashier's check or certified funds for the amount you have been told to bring to closing. (Please have the check made payable to yourself)
- Any additional documents or information required by your lender
- If applicable, the original Power of Attorney (this allows someone to sign documents for you)