

# SELLER'S CLOSING CHECKLIST



SELLSTATE  
5 STAR REALTY

## 1. REVIEW YOUR CLOSING DISCLOSURE

- Carefully review the closing disclosure provided by the title company or attorney.
- Confirm that the sale price, fees, and other terms match your expectations.
- Ask questions if any charges or terms are unclear.

## 3. PREPARE THE PROPERTY FOR FINAL WALKTHROUGH

- Ensure the property is clean and empty of all personal belongings.
- Complete any agreed-upon repairs from the inspection process.
- Leave any keys, remotes, and manuals for the buyer.

## 5. UNDERSTAND CLOSING COSTS

- Be prepared to cover seller-specific costs such as title fees, real estate agent commissions, and prorated taxes.
- Confirm how funds will be wired or transferred.

## 7. VERIFY THE CLOSING APPOINTMENT DETAILS

- Confirm the date, time, and location of the closing with your agent or attorney.
- Understand the timeline for receiving your proceeds.

## 2. ORGANIZE REQUIRED DOCUMENTS

- Original sales contract.
- Any repair receipts or warranties promised to the buyer.
- Property tax records and HOA information (if applicable).
- Government-issued photo ID.

## 4. COORDINATE UTILITY TRANSFERS

- Contact utility companies to schedule the final readings and disconnection on closing day.
- Provide the buyer with utility provider information for a smooth transition.

## 6. BRING THESE TO CLOSING

- Government-issued photo ID.
- Any documents requested by the title company or attorney.
- Bank information for receiving your proceeds.

## 8. POST-CLOSING TO-DO LIST

- Update your address with USPS, banks, and subscriptions.
- Cancel homeowner's insurance after the closing is complete.
- Celebrate the successful sale of your property! 🎉