

# CONGRATULATIONS!

You have arrived at the most important part of the home buying process - **Closing!**

At **Monarch Title Company**, we want you to close with confidence; not only in your title company but in your own knowledge of the process.

Use this guide to prepare, print, and take notes to keep handy throughout closing.

## Title Insurance - Why You Need It

- ▶ Know the lingo. A “Loan Policy” or “Lenders Policy,” protects the Lender and covers the outstanding balance on the mortgage, but it does not protect you as the homeowner. The second type, is called an “Owner’s Policy,” which insures you as the Buyer/Owner of the property.
- ▶ If a title claim occurs, it can be financially devastating if the owner is uninsured. If you want to protect yourself from claims by others against your new home, you will also want an Owner’s Title Insurance Policy.
- ▶ An Owner’s Title Insurance Policy protects against previous mistakes, defects and hidden risks involved.

---

## The Hidden Risks Behind Title

**Errors** • Incorrect information in deeds, wills, trusts, mortgages, public records, or forgeries.

**Liens or judgments against the property** • Claims against the property or the seller that could become the new owner’s responsibility after the sale.

**Claims to ownership** • A claim to “marital interest” by the spouse or heirs of a former owner who was not mentioned in the previous owner’s will are some examples of possible ownership claims.

**Invalid Deeds** • Transfer by a previous party who did not actually own the property or by a previous owner who was not competent.

**Lack of Access** • If you would have to cross a private road to get to your property and the owner of the road won’t allow you to do so. If the property is land-locked by other properties and does not allow for legal access.



Monarch Title Company, Inc.



Learn more at  
our website!

Scan the QR to visit  
[monarchtitle.com](http://monarchtitle.com).

# Pre-Closing

Take a little time, ask the important questions, and use this guide to help you make a list for closing day.

## Who will be conducting your closing, where, and when.

Ultimately, you choose your title company. Learn more about Monarch Title Company at [monarchtitle.com](http://monarchtitle.com).

## Who will be conducting my closing?

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

## When and where is my closing?

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Address: \_\_\_\_\_

*Monarch Title customers can close at any of our office locations. Find a convenient location near you at [monarchtitle.com](http://monarchtitle.com)*

## Ask your lender, agent, or closer to go over closing day.

Making a list and verifying the details will ease stress and give you a quick reference for the big day.

## What do I need to bring to my closing?

- Driver's License, State Issued ID, or Passport  
(Current/Not Expired)
- Reading Glasses (If Needed)

## Estimated amount due at closing? \_\_\_\_\_

### How will I pay?

- Cashier's Check (Payable to Monarch Title Company, Inc.)
- Wire Transfer

## Ask your Loan Officer for guidance on documents, including, Closing Disclosure early. Discuss terms, conditions and expectations.

## Here's a list of the most important documents you'll see at closing:

- Closing Disclosure (CD)
- Deed of Trust
- Promissory Note
- Deed, document that transfers property ownership



Monarch Title Company, Inc.



Learn more at our website!

Scan the QR to visit [monarchtitle.com](http://monarchtitle.com).

# At Closing

Your closing day has finally arrived!  
Bring this worksheet to your closing and use it as a guide.

## Know why you need title insurance.

If a title claim occurs, it can be financially devastating if the owner is uninsured. Protect yourself from claims by others against your new home, you will also need an Owner's Title Insurance Policy.

## Don't forget to bring these things to closing!

Talk with your Realtor to go over Closing expectations.

- A cashier's check or proof of wire transfer for the exact amount of money you need to close.
- Your co-borrower, non-borrowing spouse.
- Your driver's license, state issued ID, or passport.  
(Current/Not Expired)

## Questions to ask your Lender and/or Closer.

How will I pay my property taxes and homeowner's insurance?

- Included in my monthly payment
- I have to pay them on my own.

Where will I send my monthly payments?

---

---

---

If I have Homeowners' Association dues, how do I pay?

---

Questions after closing? Here's who I should call:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_



Monarch Title Company, Inc.



Learn more at  
our website!

Scan the QR to visit  
[monarchtitle.com](http://monarchtitle.com).

# Post-Closing

You have completed all the paperwork!  
Start home-ownership off on the right foot with these final steps.

## Save these important documents!

You should save and file all the closing documents you are given. Here's a list to mark before you file away, for quick reference later!

- Closing Disclosure / Closing Statement
- Mortgage / Deed of Trust
- Promissory Note
- Deed, document that transfers property ownership

*Monarch Title Company, Inc. will provide paper copies at closing.*

## Change your address.

- All bank accounts & credit card accounts
- Car registration and insurance
- Health/life insurance, bills, loans, etc.
- Change of Address form - US Postal Service

## Revise your budget and plan for future expenses.

- ▶ Factor in Homeowners' Association (HOA) fees, property taxes and homeowner's insurance.
- ▶ Resist the urge to tackle major home repairs or renovations right away. Don't over extend your budget.
- ▶ Start the habit of saving money each month in a home emergency fund.

## Review your homeowner's insurance policy.

- ▶ Does it cover floods? Other disasters?
- ▶ Do a little research on bundling policies, energy efficient initiatives or increasing your deductible.



Monarch Title Company, Inc.



**How was your experience?**

Scan QR code to leave us a review.