

The Jana Martin Group Buyer's Closing Plan

What To Expect Now That You Have Purchased a Home!

Will they continue to show the home?

Until we have completed the home inspection and the repairs have been negotiated, they will most likely continue to show the home.

What about the inspection?

If sellers have a pre-inspection report, you may choose to accept or re-inspect. Most inspections are quite lengthy, lasting from 1.5 to 3 hours. The sellers, more often than not, DO attend the inspection. I strongly urge you to be there. At the end of the inspection, please ask the inspector to point out to you any problems he feels need attention. You will be given a copy of the inspection report. Once the inspection is completed, we will negotiate the warranted items with the seller's agent. The seller is responsible for repairing warranted items (Line 122 on contract). They are not liable for cosmetic items (Line 127 in contract)

When do I take possession?

Unless you and the seller have agreed, through a separate possession agreement, that you will take possession at a time other than the closing date, you will not be allowed to have keys or access to the house prior to the signing of all the documents at closing.

When do I turn on the utilities?

If you are taking possession after closing, arrange for the utilities to be transferred into your name on the day of closing. If you plan to move in prior to the day of closing, they must be transferred into your name on the date you take possession.

Walk-Through?

You are entitled to a final inspection of the property. This is typically conducted the day prior to closing in order to assure you that the property is in the same condition as of the day the contract was signed. All repairs contractually agreed upon must be completed and paid receipts must be available for your inspection. As per the contract, the home should be clean and free of trash.

What do I bring to closing?

Check with the closing attorney references the amount of cash (by cashier's check) that will need to be paid at closing. You will also need your driver's license or a picture identification card.

Who attends the closing?

Everyone whose name will be on the deed must attend the closing. If a power of attorney is necessary, please discuss this with the closing attorney.

When do I receive the keys?

You will receive all keys, garage door transmitters, security system codes, etc. at the closing.

Miscellaneous?

If an AHS Home Buyer Warranty is provided, you will receive documentation in the mail. If you receive a warranty, PLEASE call the provider if you have a problem before you schedule any vendor for repairs.

SureClose of Florida, Inc. – Our Closing Coordinator

Call Sure Close, our closing coordinator, at (866) 231-6615 or fax at (866) 388-7567. They will take care of processing your contract through closing. They will be more than happy to handle all your requests and answer all your questions.

Congratulations!!

We are so happy that we have been able to assist you in finding your new home. The Jana Martin Group will do everything to make this a smooth and pleasant transaction for you.

Please remember.....

Referrals are what keep us on top. Who do you know that would benefit from our services?