

QUESTIONS FOR ALOMA CLOSINGS

Listing Agent

- Is the seller married or single?
- What are the sellers' social security numbers?
- What is their forwarding address?
- Will the sellers' be a mailaway transaction?
- IF so, what is the address I need to use to mail their documents away to?
- I show the property free and clear, is that correct?
- Commission amount
- Transaction/processing/broker fee

Selling Agent

- Has the buyer chosen his/her insurance company yet? If so, please advise as to who they are.
- Does the buyer have a preference on the survey company used? If so, who are they?
- Are you ready for me to order the survey?
- Who is the buyer using as his/her mortgage company?
- Please confirm commission amount and broker/processing fee
- Will the buyer be a mailaway closing?
- If so, what is the address for the buyer to receive documents?
- Buyer marital status
- Will the property address be his forwarding address for after closing
- Does the buyer want a municipal/city lien search?

Mortgage Company

- Please forward the mortgagee clause for the title. Upon receipt I will forward wire instructions, cpl and prelim HUD
- Are you ready for me to order the survey?
- Does the lender require a termite inspection?

PLEASE NOTE THAT IF THIS IS THE HOMESTEAD OF EITHER/BOTH BUYER AND SELLER AND THEY DO NOT APPEAR ON TITLE WITH YOU, THEY STILL MUST ATTEND CLOSING. PLEASE MAKE SURE THAT IF YOUR CLIENT IS SENDING THEIR FUNDS IN FROM OUT OF THE COUNTRY THAT THEY MUST ACCOUNT FOR THE EXCHANGE RATE AND WIRE MORE FUNDS THAN SHOWN ON THE CLOSING STATEMENT. ALOMA TITLE THANKS YOU!!