

Closing

In Alabama it is customary for one attorney to represent the buyer, seller and mortgage company (if a loan is involved) and for the cost of the attorney to be split equally between the buyer and the seller. The closing attorney will lead the way and direct you in regard to the many papers that must be reviewed and signed. A good closing attorney will make the experience pleasant and stress-free.

The closing should take less than an hour to complete. The meeting is relatively informal and usually attended by the buyer, seller, buying and selling real estate agents, and perhaps a representative from the mortgage company. You can also bring anyone you wish to assist you or just keep you company.

Things you should bring to the closing:

Buyer:

- *Photo ID*
- *A certified check for the amount specified in your most recent Good Faith estimate you received from your loan officer or lender. This usually includes the balance of your down payment (less the earnest money you paid when your offer was accepted) as well as closing costs and fees for other services. Your real estate agent or closing attorney can tell you how to make out the check and the exact amount.*
- *Your personal checkbook to cover any other charges that come up.*
- *Your homeowner's insurance binder with proof (receipt) of one year's payment.*

Seller:

- *Photo ID*
- *Keys and garage door opener(s)*
- *If more than one owner, both must attend or arrangements for power of attorney must be made in advance.*
- *Any notes or instructions that may help the buyer get acquainted with the home.*