Alamo TITLE

Steps to the Closing Process from

CONTRACT TO CLOSE

TITLE COMPANY	MORTGAGE COMPANY
Title Company Receipts Contract.	Loan Application Process Begins.
Title work begins. Tax info ordered and transaction team begins file. Abstractor begins title search.	Title work begins. Tax info ordered Credit history, appraisal, verification of employment & sufficient funds to close.
Title work is reviewed by Examiner.	Information gathered & packaged for underwriting.
Commitment to issue title insurance forwarded to all parties.	Buyer submitted for loan approval.
Closer and assistant work on pre-closing issues.	Buyer approved. Lender sends closing info to Title Company.

Title search includes search of the history of property owners of record, liens, clouds on title.

Loan application includes: verification of buyers income stability, credit, assets, confirmation of property values.

Title Company receives closing instructions from lender.

After receiving instructions from lender, information is complied:

- *Survey*
- *Legal documents ordered*
- *Insurance*
- *Termite Report*

Preparation of documents. All parties advised of closing time & certified funds amount.

CLOSING & FUNDING

Legal documents recorded

TITLE POLICY ISSUED