

Closing-Day Readiness

Walk in ready — nothing left to chance.

THE PROPERTY

- ☐ Final walkthrough done — the Buyer's inspection rights run through Closing.
- ☐ Clean Condition delivered (C.4.o): free of trash, debris, pets, and personal property not identified as remaining.
- ☐ Keys, openers, fobs, access cards and codes — one set of everything needed to access the property, neighborhood and amenities, even if the Seller is retaining possession after Closing.
- ☐ Utilities and any service transfers arranged.

WIRING — CONFIRM THE MONEY

- ☐ Confirm wiring instructions by PHONE at a known, verified number — every time.
- ☐ Watch third-party wires especially — e.g., proceeds wired to the Seller's own purchase closing.

SIGNING

- ☐ Confirm physical signing by all necessary parties — each presenting valid government-issued identification.
- ☐ POA, entity, trust or estate documents delivered to the closing attorney in advance.
- ☐ Confirm the closing date & time with all parties.

