## Checklist of Items Successful Closing

## » Closing Instructions or Real Estate Broker Worksheet

## If Applicable:

- » Buyer(s) Pre-Approval Letter
- » Home Warranty Application
- » Payoff Authorization to Release Information
- » Association/Condominium Contact Information
- » Copy of Earnest Money Deposit Check and Escrow Agreement
- » Cashier's Check, Treasurer's Check, or Wire Transfer
- » Power of Attorney (original needed at closing)

- » Purchase Agreement
- » Valid Photo Identification
- » Divorce Decree and Quit Claim Deed (original needed at closing, if not recorded)
- » Court Order from Bankruptcy Court
- Corporation Documents: Board of Resolution, Certificate of Good Standing and Articles of Organization
- » Death Certificate (original needed at closing)
- » Prior Owner's Title Policy

- » Amendments or Addenda
- » All Closing Party Members
- Trust Agreement and Attorney Contact
- » Letter of Authority for Probated Estate (original needed at closing, if not recorded)
- » Limited Liability Company Documents: Operating Agreement and Articles of Organization
- Hazard Insurance Policy and Paid Receipt

## Landmark Abstract

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