



International Title and Escrow, Co., LLC
226 N. Atlantic Avenue, Cocoa Beach, Florida 32931
Phone (321) 784-7999 Fax (321) 799-4333

Closing Day: What a Buyer Needs to Do and Bring

We are so excited you are closing with us. If it is your first time or if you are a repeat client, here are a few things you can remember to bring on closing day.

- Confirm your closing day plans with our office before the actual day. This way we are aware if you are attending in person or if this is a mail away closing.
- During the current state of affairs we are handling buyers and sellers closings separately so only you will be present with our escrow officer at our spacious office. Masks are optional as we practice socially distant closings and sanitize between each meeting.

What to bring:

The final closing requires that we can clearly identify who you are and prove you have the insurance for your property. Please bring the following:

Photo ID: A valid driver's license or current passport for all individuals who are signing.

Receipt of final funds wired: Wires are sent before you come to the closing table. Some lenders require a receipt of final funds that are wired to us before we are allowed to close on your property. This covers the closing cost and the final funds. Do not bring a personal check, cash or credit card. Send your wire as soon as you have your final closing disclosure reviewed to allow plenty of time for the funds to be received. This also protects against anything that could delay your closing.

Proof of Insurance: If you are obtaining a mortgage we need to see proof that you have the insurance in effect on closing day and a receipt showing you've paid the policy for a year. Generally we have already collected this before your closing date, but it doesn't hurt to bring your own copy just to ensure things go smoothly.

Final purchase and sales contract: Just in case you need to double-check a detail against closing costs, bring this with you!

That's it. We promise to make your closing day go as smooth as possible, after all...

Why in the world would you close anywhere else?