



SELLER REQUIRED ITEMS *for a Smooth & Timely Closing*

Congratulations for selecting a Realtor to professionally market your home and to handle the negotiations of your sale. You will be assured of professional real estate service and representation.

As you prepare your home to be market ready, don't forget the paperwork required for a successful closing. Below is a list of items and forms that will assist you in gathering that information. Trinity Title is a Vendor Partner with your Realtor, and we look forward to providing Escrow Services, being a Real Estate Resource Partner and offering you guidance throughout the closing process.

For a timely and smooth closing you will need to provide the following items:

- Your Social Security or Taxpayer ID numbers.
- A current US Government issued picture ID; drivers license, passport.
- Your Marital Status. A copy of a Divorce Decree, if applicable.
- A copy of your Family Trust, if applicable.
- A copy of a Probated Will, if applicable.
- Information concerning a bankruptcy, IRS liens, unpaid child support liens, if applicable.
- Daytime contact information, email and current mailing address
- Current "Home Warranty" information, if any.
- If one of the parties will not be at closing, alert our office to prepare a Power of Attorney or prepare for a remote closing. Trinity Title will need the original document at closing.
- Your current mortgage information.
- Home Owner's Association information.
- Existing survey and the Residential Real Estate Property Affidavit.
- A forwarding address.