



TIPS ON CLOSING FROM START TO FINISH

CLOSING DOCUMENT GUIDE

Understand the Key Documents Involved in Your Real Estate Closing
Presented by National Title Group

1. Closing Disclosure (CD) or Settlement Statement

- **What It Is** – A detailed breakdown of your loan terms, costs, fees, taxes, and credits related to the purchase.
- **Who Signs** – Buyer, Seller, and sometimes Lender.
- **When You Get It** – At least 3 business days before closing.

2. Lender Documents

- **What They Are** – A collection of forms provided by your lender.
- **Includes** – Loan disclosures, legal notices, and required compliance forms.
- **Who Signs** – Buyer.

3. Promissory Note

- **What It Is** – A written promise to repay your mortgage loan under specific terms.
- **Includes** – Loan amount, interest rate, and repayment schedule.
- **Who Signs** – Buyer.



4. Deed of Trust

- **What It Is** – Secures the Promissory Note using the property as collateral.
- **Who Signs** – Buyer.
- **Important** – Allows the lender to foreclose if the loan is not repaid.

5. Tax Proration Agreement

- **What It Is** – An agreement dividing current year property taxes between buyer and seller.
- **Why It Matters** – Ensures each party pays their fair share based on the closing date.
- **Who Signs** – Buyer and Seller.

6. Texas Disclosure Form T-64

- **What It Is** – A state-required form summarizing the financial details of the transaction.
- **Why It Matters** – Helps maintain transparency and compliance with Texas regulations.
- **Who Signs** – Buyer and Seller.

7. Waiver of Inspection

- **What They Are** – A buyer's acknowledgment of declining a final walk-through or additional inspections.
- **Why It Matters** – Confirms the buyer accepts the property condition as-is.
- **Who Signs** – Buyer.

8. Other Notices or Disclosures

- **What They Are** – Signed acknowledgements of other information regarding the transaction or parties involved. Will vary based on transaction specifics.
- **Purpose** – To disclose all pertinent information and confirm information accuracy.

Need Help?

Our experienced team is here to guide you every step of the way.

Contact us with questions or visit us at: www.nationaltitlegroup.com

