



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 final summary of the financial terms of the sale, including proceeds, fees, and taxes.
- **Who Signs** – Seller, Buyer, and sometimes Lender.

2. Deed

- **What It Is** – The legal document that transfers property ownership to the buyer.
- **Who Signs** – Seller.
- **Filed With** – County records after closing.

3. Affidavit as to Debts, Liens & Possession

- **What It Is** – A sworn statement verifying no outstanding debts, liens, or disputes exist.
- **Why It Matters** – Protects the buyer and title company from future claims.
- **Who Signs** – Seller.





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4. 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.

5. 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.

6. Substitute 1099 Form

- **What It Is** – Used to report the sale to the IRS in place of a formal 1099.
- **Why It Matters** – Ensures proper tax reporting of your real estate sale.
- **Who Signs** – Seller.

7. Closing Affidavits

- **What They Are** – Signed declarations verifying identity, ownership, and legal standing.
- **Purpose** – To protect against fraud 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



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