

The Closing Documents That Will Open the Front Door

Take a moment to reflect on how far you've come on your homebuying journey. It's not always an easy process, so you should be proud of yourself.

Now, you just need to close on your home. That's the term used to describe when the buyer, seller, and all other parties involved review and sign the necessary documents to complete the sale. This guide is a cross section of what you can expect to review and sign at the closing.



The Closing Disclosure

Mandated by the Federal Government for all home purchases, this document maps out exactly what financial responsibilities you are undertaking with your new home loan.

Things to look for in the Closing Disclosure:

- Annual percentage rate (APR)
- Interest rate
- Projected monthly payment
- Closing costs



PRO TIP

Compare the Closing Disclosure to your Loan Estimate. It shouldn't have changed much since you applied for your loan.

The Mortgage or Deed of Trust

You should regard the mortgage or deed of trust as a "security instrument" through which you name your house as collateral while you make payments on your home loan. This document also contains what happens if you cannot make your payments.

Take the time to go through your mortgage and mark up your questions, then talk with a loan officer or representative at your home loan lender.

An illustration showing a pair of hands holding a white document with horizontal lines representing text. A black speech bubble callout is positioned over the document. The background is a solid blue color.

PRO TIP

This document should also state that you are responsible for keeping the property in good repair. Don't let maintenance issues go unaddressed!

The Promissory Note

Sometimes referred to as the mortgage note, this is a document that legally binds you to repay the loan.

In it, you should find the following:

- Dates when payments are due
- Amount you owe (the principal)
- Interest rate of the loan
- Length, or term, of the loan
- What happens if you fail to make your monthly payments

PRO TIP

Over time, your monthly mortgage payment can go up and/or down. This will be notated in the promissory note.



Other Possible Documents Depending on Your Lender

A second copy of your loan application

You might have changed jobs or taken out a new line of credit since you started the process.

The deed to your home

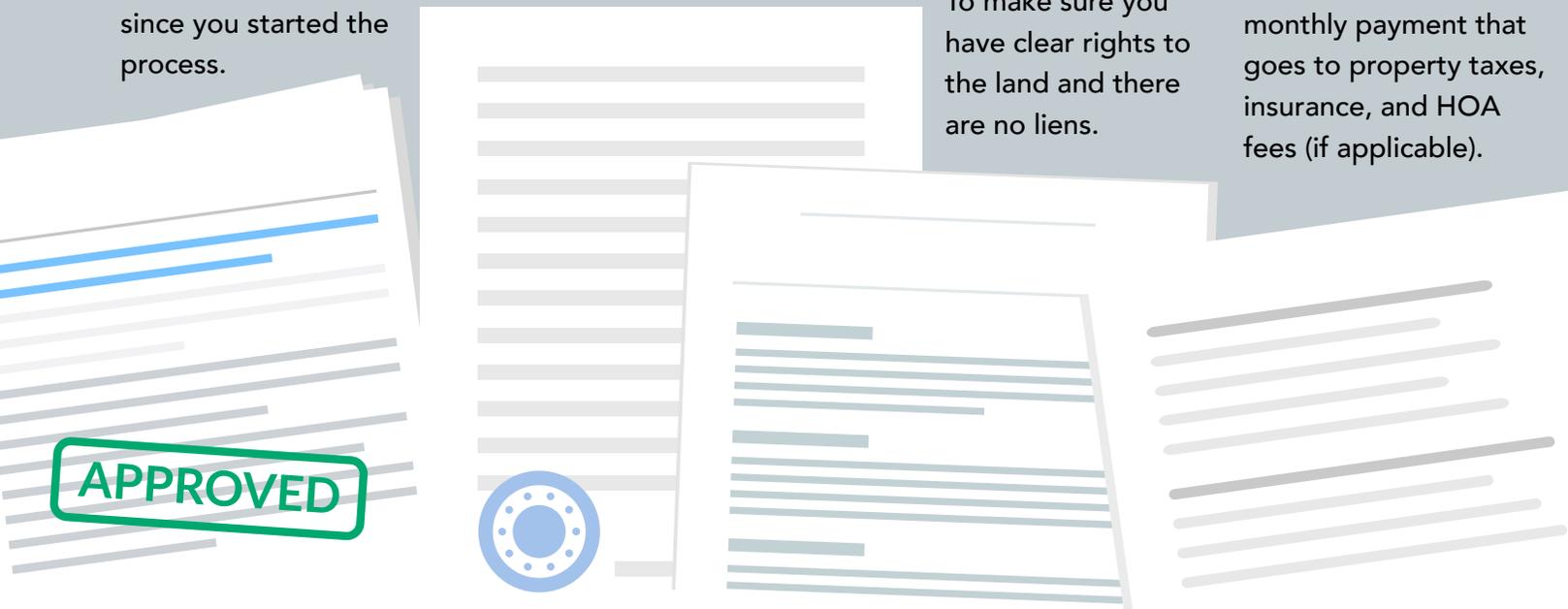
Disputes of ownership are often settled by whose name is on the deed, so make sure it's correct.

Title documents and title insurance

To make sure you have clear rights to the land and there are no liens.

Escrow disclosure

The amount of your monthly payment that goes to property taxes, insurance, and HOA fees (if applicable).



Finish Smart. Finish Strong.

You're almost through your new front door. The closing process can be overwhelming at times, but after reading this guide, you've got the power of knowledge on your side.

Once you've crossed all your t's and dotted your lowercase j's, you should be the owner of a new home! Congrats! Your next step is moving in — and we can help with that, too.

[Download The Ultimate Moving Checklist.](#)