



[www.WendtKeyTeamRealty.com](http://www.WendtKeyTeamRealty.com)

Going...Going...**GONE**  
With **Wendt**

The **Key** to All Your  
Real Estate Needs!

## *When your property has an accepted offer...*

### **Should I continue to let agents show the property?**

Until we have completed the inspections and all contingencies in the purchase agreement have been met, please allow agents to show the property. We will stop promoting your property on the day of closing, unless you request otherwise.

### **What about the inspections?**

**Wendt Key Team Realty, Ltd.'s Closing Coordinator, Marty Kupka**, will schedule inspections (except the General Home Inspection) as stated in your accepted Purchase Agreement (Radon, Mold, Septic, Well, Gas Line and/or Infestation) at your convenience and with your time schedule in mind. You will need to contact a Home Inspector and schedule when it is convenient for you.

### **When do you remove the lock box?**

It is better to leave it on until closing to allow access for inspections, walk-thru by the purchasers and anything else that may need completed before closing.

### **Do I make my next mortgage payment?**

Check with your lender, as it will depend on the timing and the closing date.

### **What about my home insurance?**

Contact your existing homeowner insurance representative to see what they advise you to do, with instructions that any refunds are mailed to your new address. If you have your taxes and insurance in an escrow account with your Lender, most Lenders forward you the balance within 30 days after they receive the payoff or sometimes the escrow account will be deducted from your mortgage payoff at closing. The Title Company Closing Agent will inform you at closing.

Wendt Key Team Realty, Ltd.



1403 West State Street Fremont, Ohio 43420 419-333-TEAM (8326) FAX: 419-333-9636

### When do I take utilities out of my name?

Call the utility companies and arrange for the meters to be read the day you vacate the property. Please do not turn off utilities, just provide them the name of the Purchaser and the approximate date of transfer. **Wendt Key Team Realty, Ltd.** has enclosed a list of utilities and other phone numbers for your convenience.

### Manuals

Please place all manuals, garage door openers, extra keys and other additional items on the kitchen countertop. If possession is on the closing date, bring keys to closing.

### How will I be notified about the closing?

**Wendt Key Team Realty, Ltd.'s Closing Coordinator, Marty Kupka, or your Agent**, will keep you informed as to how things are progressing. You will be contacted, once the title company and the lender give the clear to close, to set up a time that is convenient for you to close on the property.

Prior to closing, you may receive additional paperwork from the title company regarding information they will need in order to process the file. Please fill this information out promptly and return to the title company so that they can continue to prepare your file for closing. If you have any questions regarding the paperwork, you may contact the title company directly.

### Walk-Through?

The purchasers may be entitled to a final inspection of your home. This is typically conducted prior to closing in order to assure them the home is in the same condition as the day the Purchase Agreement was signed.

### Who attends the closing?

Everyone whose name is on the deed must attend the closing and bring a picture identification. (Drivers License or State ID). If you are married, your spouse will need to attend also, to sign off their dower rights, per Ohio Law.

### What do I bring to closing?

We like to tell everyone "Bring your SMILE", and picture identification (Drivers License or State ID). The title company or closing agent will let you know if you need anything else.

### When will I receive my money?

In most instances you will receive the money on the day of closing. There are times when the monies cannot be dispersed until a later date. If that is the case, you will be informed as soon as we are made aware of these circumstances.