



## Tips for a Smooth Closing

### *Seller*

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Below are some tips for ensuring your closing goes as smooth as possible.

- **Bring picture identification**  
Everyone who signs documents (sellers or people acting on their behalf) must have identification. A driver's license or a passport is the most acceptable.
- **Verify the time and location of the closing**  
Directions to our office are located on our website at [www.talontitle.biz](http://www.talontitle.biz). A closing agent from our office will contact you to verify the time and date of your closing. They can also provide you directions and answer any questions at that time.
- **Bring your spouse**  
If you are selling property and are married, your spouse may have certain rights. To acknowledge or waive these rights, your spouse may need to sign certain documents. If your spouse is not planning on attending the closing, please let us know.
- **Outstanding contingencies and final walk-thru**  
It is important to be certain that all contingencies to the sales contract have been met and that a final walk-thru has been scheduled.
- **Schedule moving services properly**  
In almost all sales agreements, possession remains with the Seller until after the closing is over. Therefore, schedule your moving services accordingly.
- **Children welcomed**  
A sale closing generally takes an hour. The Talon Group Title & Settlement Services office accommodates children at the closing with toys on hand to keep them occupied while you are signing your closing documents.