

## **STEP 13 to Selling Your Home**

### **Schedule Signing**

Typically the closing office must receive the mortgage lender documents before they will set signing appointments. If seller's want to sign early, there is a chance that the buyers mortgage lender will have documents that seller must sign and will then have to return to sign the additional documents.

Signing is usually 1-2 days prior to "closing". In order for "closing" to occur, there are 2 things that must happen"

1. Deed recorded at the county auditor's office & recording numbers received
2. Funds available for the seller

The actual signing takes about 15-30 minutes for a seller and up to 1-2 hours for a buyer.

Once all parties have signed their documents the closing office will send the documents to the mortgage lender for their final review (to be sure no initials, signatures or documents were missed). If everything is in order they will notify the closing office of their release of funds for buyer's mortgage. The closing office will then authorize the recording of the deed.