

SELLER'S INFORMATION ABOUT TITLE

WHAT TO EXPECT

For your protection, we will encrypt emails that contain personal information.

TITLE COMMITMENT

We will send you our Commitment for Title Insurance along with copies of all exceptions shown under Schedule B. Please review the documents carefully and retain a copy for your records.

PROPERTY SURVEY

If you are providing the buyer with a copy of an existing survey, you will be required to complete a T-4 7 Affidavit and deliver the affidavit to the buyer and to the title company along with the existing survey.

HOA INFORMATION

If there is a homeowner's association in the neighborhood where the home is being sold, you will need to provide the title company with the HOA contact information. The HOA may require you to pay an upfront fee for a resale certificate.

CLOSING DISCLOSURE

We will send the Closing Disclosure to you prior to your closing date. The disclosure will show the purchase price and also itemize expenses for anything agreed to in the contract.

SELLER INFORMATION

In order to process your file for closing and clear up any items on title, we will send you a seller information document for you to complete and return to the title company. To avoid closing delays, please complete and return the document within 48 hours.

ID VERIFICATION

All parties involved in the transaction will be required to provide a valid form of identification issued by a state or federal agency with the person's picture and signature.

FUNDING

The funds due to the seller at closing must be made payable to the owner of record. If you would like the proceeds for the sale of your property wired directly to your bank account, please provide the title company with a voided personal check (a deposit slip is not acceptable) or written wire instructions.



Address: 8300 Douglas Ave. Suite 100 Dallas, TX 75225

Phone: 214.572.1480

Fax: 214.347.4824

Email: office@hstxtitle.com

Website: hstxtitle.com

HSTX TITLE