DISTILLED
TITLE COMPANY

Seller's Guide to Closing

What to expect when you sell, and how to keep your closing on schedule.

1 Contract

Your agent sends us the signed contract and we open your file.

2 Your information

Once your file is open, you will receive a secure Qualia Connect link to confirm your information, upload your photo ID and authorize us to request payoffs for your mortgage and any home equity line or liens.

3 Title search

We search the title and work to clear anything that must be resolved, such as an old lien, a missing release or an estate that was never settled.

4 Tell us early

Let us know about inherited property, a trust, a divorce, a power of attorney, a solar lease or loan, or if you will be out of town at closing. Each is easy to plan for and hard to fix on closing day.

5 Settlement statement

Before closing we prepare your settlement statement showing the sale price, payoffs, commissions and your estimated proceeds, and walk you through it.

6 Closing day

Bring photo ID, keys and garage openers. We explain each document before you sign.

7 Your proceeds

After closing and once funds are confirmed, we pay off your loans and send your proceeds the way you chose. Any wire instructions are confirmed with you by phone.

> **Never send bank account details by email. We will confirm how you receive proceeds by phone.**
> Questions? Call Lexington (859) 500-1206 or Elizabethtown (270) 215-4506.

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