**Steps of the Closing Process**

 **Mortgage Company**

**Great American Title Company**

**Examiner**

**Abstractor does Title Search**

**Commitment to issue Title Insurance**

**Abstract Plant & Tax Department**

**Contract Receipted**

**Title Search Includes:**

**Verification of Buyer’s Income,**

**Stability, Credit, Assets to Close**

**LOAN APPLICATION PROCESS INCLUDES:**

**Loan Application Process Begins**

  

**Preparation of Documents**

**Great American Title Company receives Closing Instructions from Lender**

**CLOSER**

**EVERYONE WANTS TO CLOSE**

**Buyer Approved**

**Lender Sends Closing Instructions**

**Buyer Submitted for Approval**

**Information Gathered and Packaged**

**Credit History, Appraisal**

**Verification of: Employment (Current and Previous)**

**Sufficient Funds to Close**

**Search of Buyer and Seller – Liens, Lawsuits, Divorces, Probates, and Documents Filed by Person’s Name No Property Description**

**Search History of Property: Owners of Record, Liens, Clouds on Title, Documents Filed by Legal Description**

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**CLOSING AND FUNDING**