

***Important Information Regarding
Your Upcoming Closing***

Dear Buyer(s),

It looks like we are coming down to the wire for closing on your new home. There are only a few things left to do before you are handed the keys.

Once the final closing date is set call the utility companies to change over services the day of close.

Nicor Gas (888) 642-6748 www.nicor.com. **ComEd** (800) 334-7661 www.ComEd.com

Contact your town's city hall for water, waste and other transfers.

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|-----------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> Gas | <input type="checkbox"/> Water | <input type="checkbox"/> Cable |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Phone | <input type="checkbox"/> Trash |

You should also plan on doing a final 'walk-thru' the day before or about ½ hour to an hour before your closing. Call your RealStar Agent and arrange to meet at the property at your convenience.

Some other items related to closing include:

- Bring a copy of your new homeowner's insurance policy with a 'paid' receipt. Note: in some instances (Cash purchase and owner finance transactions) you may not need this.
- Bring a current Driver's License with photo.
- Bring a Cashier's Check made payable to the title company. **Note: If the amount needed for closing exceeds \$50K, the law requires the funds be wired directly to the Title Company (arrange to have it sent the day prior to closing).** Do not wait until the last minute to do this. (Contact your Attorney for all closing figures and wiring instructions).
- Talk to your lender about all money being brought to the closing. You can't just bring a check from 'Mom and Dad's' account without documentation.
- Bring your personal checkbook 'just in case'.
- Contact your Attorney about any city transfer fees. Make sure payment is handled by you, your Attorney or title company. **We cannot make these arrangements for you.**
- Confirm the time and location of closing with your Attorney.
- If you are going to be signing documents for someone, make sure you have an original notarized (not fax) letter indicating *Special Power of Attorney*. You will need to verify this is acceptable with your lender. If so, obtain this document several days prior to close.

Again, call or email your RealStar Agent to set up your 'final walk thru' and of course, if you have any questions.