AFTER CLOSING

REMINDERS FOR SELLERS



- Cancel your homeowners insurance with your insurance agent once the transaction has closed, funded, and your personal items have been removed from the home. There may be a prorated refund of your homeowner's policy, based on the latest renewal date, owed to you. If you are remaining at the property after closing, you should notify your insurance agent of this change.

- Cancel your auto deduction for your house payment with your current lender if applicable.



- Your lender will refund all monies left in your escrow account approximately 15 to 30 business days after receipt of the payoff funds. The lender will mail a package containing your original Promissory Note marked "PAID" and the other loan file documents. Retain these for future reference. When you receive this confirmation, you may also receive a "Release of Lien" or "Reconveyance of Lien" from your lender. If the release does not appear to have been recorded with the County Clerk's office, please forward it to your closer at the title company. We have collected for the recording of this document at closing and will send it to the County to be filed, thereby releasing the lien of record.



- Depending on what time of the year you sold your property, the Taxing Appraisal District may not have updated the account to show a change in ownership. If you receive a Tax Bill for the property that you sold, refer to your closing statement and send the bill to the new owners.

- You may receive a Substitute Form 1099-S from Secured Title of Texas in your closing package. In addition, retain your closing statement, it serves as a Substitute Form 1099-S for tax purposes.

We hope these tips have been helpful to you in answering any post closing questions you may have had. As always, please do not hesitate to contact your closer should you have any questions. Thank you for allowing us to be a part of this transaction.