

# STEPS TO A SMOOTH CLOSING

Congratulations, your closing has been scheduled! First American Title - Indiana wants to make your real estate transaction as smooth as possible. Here's how we can work together as a team to ensure an effortless closing:



## GOOD FUNDS

If you need to bring funds to the closing, it's important to note the forms of payment required by Indiana law.

- Funds exceeding \$10,000 must be wired
- Funds exceeding \$500 but less than \$10,000 require a wire or cashier's check
- For funds \$500 or less, we can accept a personal check or money orders

## WIRE FRAUD

Be sure to contact our office to verify our wire instructions before sending any funds.

## IDENTIFICATION

If we will be notarizing your documents, please bring government-issued photo identification such as a valid driver's license or valid passport. Please contact our office if you do not have photo identification.

## ATTENDANCE

Let us know if you are unable to attend the closing. We can prepare a Power of Attorney appointing someone else to sign on your behalf or we can send a notary to your location to assist you with signing the documents.

## COVID REQUIREMENTS

- To help ensure appropriate social distancing, we ask that only those individuals who will be signing the closing documents attend the closing. Face masks are required and no children are allowed. Contact us if additional parties must attend or if you would like to request a curbside closing.
- As an additional precaution, if you answer "yes" to any of the questions below, we will need to make alternate arrangements for signing your documents:
- Have you had close contact with or cared for someone diagnosed with COVID-19 within the past 14 days?
  - ✓ Have you experienced fever, cough, or shortness of breath in the last 14 days (symptoms can also include sore throat, respiratory illness, difficulty breathing)?
  - ✓ Have you tested positive for COVID-19 within the past 14 days?

## FOREIGN CITIZEN SELLER

If you are the seller and are not a U.S. citizen, please contact us prior to closing so we can determine if FIRPTA applies to the transaction.

## CORPORATE OR ESTATE SELLER

If the seller is a corporation, limited liability company, or an estate, please provide your federal tax identification number.

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