



TITLE SECURITY

— Agency of Arizona —

WHAT TO EXPECT!

YOU ARE THE BUYER.....

WHAT TO EXPECT.....

- **CASHIER'S CHECK:** You should come to closing with a Cashier's Check payable to "Title Security Agency" or have your funds wired.
- **IDENTIFICATION:** We will ask to see your ID, so please have a government issued picture with you.
- **SIGNING OF PAPERS:** Your appointment should take 60 minutes, depending upon the complexity of your investment.

YOU ARE THE SELLER.....

WHAT TO EXPECT.....

- **PROCEEDS CHECK:**
 - * Your check will be issued after the escrow closes and is never issued at the same time you sign the final papers.
 - * Your check will be a Title Company Account check drawn on a local bank.
 - * You can pick up your check yourself, send someone else to pick it up, or ask us to mail it, which will be Certified Mail. Sometimes we can deposit it directly into your bank account. Ask us about this service (typically free) if this would be convenient for you.
- **IDENTIFICATION:** We will ask to see your ID, so please have a government issued picture with you.
- **SIGNING OF PAPERS:** Your appointment should take 10-30 minutes, depending on the complexity of your sale.

BOTH BUYER & SELLER.....

WHAT TO EXPECT.....

- **END OF MONTH:** Your patience is appreciated especially if your appointment is scheduled for the last week of the month. Please understand that we are forced to schedule appointments very close together at the end of the month. **You are important to us and we want you to be happy with our service.**
 - **ESCROW INSTRUCTIONS:** Our instructions are designed to say the same thing as your original Purchase Agreement** it's just a different way of saying it. While the Purchase Agreement is an agreement between buyer and seller, the Escrow instructions have to give the Escrow Officer the authority to do work required to close; e.g. prepare to insure title, draw the Deed and other documents. There should be nothing on your paperwork that conflicts with Anything you have already agreed to.
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