

# Congratulations!

# what happens after closing?

The successful close of escrow on your home purchase is a great accomplishment. To ensure the next steps of your journey continue smoothly, here's a list of a few things to consider completing as you get settled.



## ESCROW CLOSING DOCUMENTS

After you receive copies of your closing documents, secure these important papers in a safe, fire-proof location.



## YOUR DEED

Between 8 to 12 weeks after closing, you should receive a copy of your deed from the county recorder's office upon official recording of the transaction.



## YOUR MORTGAGE LOAN

The documents received at closing will include instructions for your loan payments (deadline for the first payment and the amount). If your loan is not on auto-pay (or even if it is), make a note so that you don't miss the first payment deadline. Your lender is your first and best resource for any questions you may have related to your new mortgage loan.



## PROPERTY TAXES AND HOMEOWNER'S INSURANCE

Your property taxes are calculated prior to closing based on county tax rolls/assessments. If you are paying cash, you will be responsible to pay your property taxes. If you are using a loan for your purchase, find out prior to closing if your mortgage lender has setup an impound account (also known as an escrow account or a reserve account) to pay the taxes. If they have, they will collect the tax payment monthly (often included in your mortgage payment) and will then pay the property taxes twice a year when due. Since property taxes can change each year, you may see your monthly mortgage amount change in the future.



## NEW LOCKS & KEYS

After escrow receives recording numbers from the county, you'll get the keys to your new home based on the possession terms of your contract and will officially have access to the property. It's recommended that you change the locks and update (or upgrade) any keypads or smart home device codes right away. Upgrading to smart home technology is easier before moving in, as are many repairs such as electrical, painting and plumbing for which contractors will need codes and/or keys.



## SETUP OR TRANSFER UTILITIES

Many utilities require proof of residence before they will update and start service. Your settlement statement, which you will receive a copy of, can be used for this purpose. Contact your local providers as soon as possible to setup or switch over services such as:

- Electric
- Gas
- Water
- Sewer
- Cable
- Internet
- Home Security
- Garbage/Recycling/ Yard Waste



## POSTAL DELIVERY (USPS)

Be sure to update your address with the postal service along with personal contacts and subscription services to ensure all mail is delivered to your new home address. Save a trip to the post office and update your address online at [www.usps.gov](http://www.usps.gov). Below are other places you'll want to notify of your new address:

- DOL (Driver's license and Vehicle registration)
- Voter Registration
- Internal Revenue Service
- Veteran's Affairs
- Social Security Administration
- USCIS
- Banks/Credit Union
- Finance Company
- Credit Cards
- Financial Advisor
- Attorney
- Accountant
- Insurance (Life, Home, Auto, Health)
- Pharmacy
- Employer
- Schools
- County Tax Records if different from property address