

How to Review the Closing Disclosure For the Seller



When a seller is reviewing their Closing Disclosure, it can be confusing since they do not review them daily like title companies, lenders and real estate professionals do. It is generally a two page document that is very important to the transaction. Below is an explanation of each page in this document.

Page 1:

This page summarizes the seller's transaction. It is a summary of all funds due to the seller, less any amounts they were required to pay at closing. It also includes a contact list for the parties participating in the transaction.

Page 2:

This page itemizes all individual charges to the seller from the transaction. The top half of the page is dedicated to those fees that are charged because the buyer is obtaining a loan. These are called loan charges. Each section includes the individual charges that are being made at closing in alphabetical order. The bottom half of the page is dedicated to those fees that are charged from the transaction occurring. These fees are also separated by type and alphabetized. These are called other charges.

This document is prepared and delivered to the seller by the title company. It must be available for the seller's review one day prior to closing.