

PURCHASER INFORMATION

ON BEHALF OF McMICHAEL & GRAY, PC CONGRATULATIONS ON THE PURCHASE OF YOUR HOME! PLEASE READ THE FOLLOWING AS THE INFORMATION CONTAINED MAY AFFECT YOUR CLOSING.

Funds for Closing

If an exact figure is unavailable prior to closing, please contact our office or your loan officer for an estimated figure. Any monies that are collected in excess of the amount needed for closing shall be refunded to Borrower at closing. Please bring a checkbook in the event the estimated amount is low and additional funds are required.

Funds less than \$1,000.00 must be in the form of a cashier's check from a recognized lending institution made payable to McMichael & Gray, P.C. or may be sent via a wire transfer.

Funds over \$1,000.00 must be in the form of a wire transfer (please contact us for wiring instructions).

MCMICHAEL & GRAY, PC DOES NOT ACCEPT ACH (Automated Clearing House) TRANSACTIONS, DIRECT DEPOSITS, INTERNAL BANK TRANSFERS or CASH DEPOSITS.

Homeowners Hazard Insurance (not applicable to Condominium purchases)

- Dwelling Coverage should be for full replacement cost (confirm with your lender) with all borrowers on the loan documents being a named insured.
- Please provide your insurance agent with our appropriate fax number or email address prior to closing.

Owner's Title Insurance

- Owner's Title Insurance protects the purchaser's interest in the property. A one-time premium will automatically be offered on your settlement statement. Please feel free to contact us for more information.

Miscellaneous Information

- Please advise this office and your lender as soon as possible if any monetary changes are made to your initial sales contract.
- If you have recently assumed a new name, please bring the appropriate documentation. (marriage license or divorce papers).
- All Powers of Attorney must be approved by your lender and closing attorney prior to closing. Please contact us if you would like us to prepare a Power of Attorney.
- Any monies due from Seller over \$500.00 MUST be in the form of a wire.
- All borrowers must take **TWO forms of ID to closing – one must be a Valid Government Issued Picture ID**

Survey:

Buyer may choose to order a survey directly from any Georgia Registered Land Surveyor. If a survey is performed, please have a copy forwarded to our office prior to closing.

Adding a Spouse or Adult Child to Title:

Please Note: If you wish to add a spouse or adult child to title at the time of closing, you will need to notify our office in advance. There is a \$100.00 fee for deed preparation and recording. In addition, your spouse or adult child must be present at closing and be able to present a valid form of photo. ID and Marriage Certificate (if adding spouse).

Please do not hesitate to contact our office at any time. We look forward to working with you.