Land Title GUARANTEE COMPANY
Since 1967

What to Expect

— During the Transaction Process

BUY SIDE

Reaching "under contract" is a huge milestone—now let us take care of the details. Land Title serves as a neutral third party, securely managing the title search, paperwork, and funds while keeping both sides of the transaction aligned every step of the way to a seamless closing.

	WHAT THE AGENT & BUYER HANDLES	WHAT LAND TITLE HANDLES
1 PROPERTY GOES UNDER CONTRACT	▪ Earnest money delivered to Land Title. ▪ Loan application and contract deadlines begin.	Title order opened; earnest money receipted. Chain of title and tax information researched.
2 TITLE SEARCH & EXAMINATION	▪ Review the title commitment with your agent. ▪ Inspect the property; resolve repair items. ▪ Order a survey or ILC if required.	Records, deeds, mortgages and liens searched; debts determined. Title commitment prepared and sent to interested parties.
3 DOCUMENT PROCESSING	▪ Appraisal completes; lender clears to close. ▪ Verify wiring instructions by phone.	Lender instructions and loan documents reviewed. Closing statements prepared; closing scheduled.
4 CLOSING THE TRANSACTION	▪ Final walkthrough of the property. ▪ Bring photo ID; financing may need a second form of ID. ▪ Deliver good funds by wire or cashier's check.	Closing overseen; documents signed and notarized. May be done by e-signature or remote online notarization.
5 POST CLOSING	▪ Transfer services and utilities. ▪ Owner's policy delivered within about 30 days.	Funds disbursed; documents recorded. Title policies issued to buyer and lender.

Colorado is a table-funding state. Buyer closing funds are not required to be wired in advance of closing.

Pioneering since 1967,
preferred ever since.