Land Title GUARANTEE COMPANY
Since 1967

What to Expect

— During the Transaction Process

SELL SIDE

Once your property is under contract, Land Title steps in as a neutral third party to guide your transaction to closing. We handle the title search, manage documents and funds, and stay in constant communication with all parties until the sale is officially recorded.

	WHAT THE AGENT & SELLER HANDLES	WHAT LAND TITLE HANDLES
1 PROPERTY GOES UNDER CONTRACT	▪ Signed contract opens the title order. ▪ Gather mortgage, HOA and utility statements. ▪ Provide contact info to closing agent.	Title order opened; earnest money receipted. Chain of title and tax information researched.
2 TITLE SEARCH & EXAMINATION	▪ Confirm names, vesting and legal description on the title commitment. ▪ Respond to inspection resolution deadlines.	Records, deeds, mortgages and liens searched; debts determined. Title commitment prepared and sent to interested parties. HOA documents and status letter requested.
3 DOCUMENT PROCESSING	▪ Review your settlement statement figures.	Payoffs ordered; liens cleared before closing. Lender instructions and loan documents reviewed. Closing statements prepared; closing scheduled.
4 CLOSING THE TRANSACTION	▪ Bring approved photo ID (two forms) and sign the deed. ▪ Sign settlement and closing documents.	Closing overseen; documents signed and notarized. May be done by e-signature or remote online notarization.
5 POST CLOSING	▪ Proceeds disburse per closing instructions. ▪ Transfer services and utilities.	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.