

FREQUENTLY ASKED QUESTIONS

What will I need to bring to closing?

As a purchaser you will need to bring a photo identification and the funds necessary to complete your purchase. These funds will need to be in the form of a certified or cashier's check or you may wire the funds prior to closing. Please contact our office for wiring instructions. A personal check will be accepted for funds up to \$1,000.00.

How long will the settlement last?

While the time can vary, typically a closing lasts between 30 and 60 minutes.

How far in advance should I contact TAI Direct to handle my settlement?

If purchasing, you should contact TAI Direct as soon as you have a signed contract. By contacting us as early as possible, it will allow us adequate time to obtain a title examination on the property being purchased and clear any outstanding "clouds" on title prior to your settlement date. Additionally, we can better coordinate the settlement with all parties involved.

If refinancing, you should contact us after you submit the loan application. Do not wait until final loan approval, as the time between your loan approval and settlement is often only a few days. By scheduling early, you allow us time to obtain the title examination and clear any issues with title, and obtain payoffs from your current lender.

What if I cannot attend settlement?

In certain circumstances, a power of attorney can be prepared for you. Please call or e-mail us, but keep in mind, not all lenders will allow the use of a power of attorney for closing.

When can I find out how much money I need to bring to settlement?

We will normally prepare the settlement statement as soon as we receive the written closing instructions from the lender. However, it is not unusual that the exact amount due is not available until the day before or in some instances the day of settlement. If that is the case, and if we can be provided with a copy of your Good Faith Estimate, we can provide a close estimate of the amount needed.