

The Roadmap

Contract to Closing Day: What to Expect

Once your home is under contract, a few things start moving right away. Here's a look at what happens between now and closing day, and what you can expect from me and from the title company along the way.



The Title Company Will Reach Out

Expect an email or phone call from the title company soon after the contract is signed. They'll need some basic information from you, including details on your current mortgage, so they can request a payoff quote from your lender.

Title Work Runs Through Closing

The title company handles the title search and prepares everything needed for a clean closing. This work continues in the background all the way through closing day, so there's often not much for you to do once it's underway.

Your Role During This Stretch

Mostly, respond promptly to any requests from the title company or from me. The fastest closings happen when paperwork doesn't sit waiting on a signature.

Good Info To Know: The Buyer Can Cancel

During the inspection period, the buyer has the right to cancel the contract for any reason, without penalty. Before accepting an offer, I work to confirm the buyer is genuinely committed, which helps avoid cancellations down the line.