

LOAN CLOSING DOCUMENTS

You will review and/or sign several documents at your loan closing. While you will have a lot of documents to sign, it is important that you carefully review all forms to make sure the information is accurate. Some of the documents you may sign or review at closing include:

DOCUMENT	DEFINITION
Mortgage (deed of trust)	<p>The mortgage secures your loan and is evidence of the debt you now owe to the lender. Once signed, it will be recorded and becomes public record.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The mortgage is a document that spells out all the information about the mortgage, including, but not limited to: <ul style="list-style-type: none"> <input type="checkbox"/> Original loan amount <input type="checkbox"/> Legal description of the property being used as security for the mortgage <input type="checkbox"/> Parties involved (borrower, lender, and Seller) <input type="checkbox"/> Inception and maturity date of the loan <input type="checkbox"/> Mortgage provisions and requirements <input type="checkbox"/> Legal procedures or remedies including if you default
Promissory note	<p>The promissory note is a promise to pay the loan, from the borrower to the lender. Unlike the deed of trust, the promissory note is not a publicly recorded document. The promissory note contains the loan terms, such as:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Principal loan amount <input type="checkbox"/> Interest rate <input type="checkbox"/> Principal and interest payment <input type="checkbox"/> Time and place of payment <input type="checkbox"/> Late charges
Closing disclosure	<ul style="list-style-type: none"> <input type="checkbox"/> A Closing Disclosure is a five-page form that provides final details about the mortgage loan you have selected. <input type="checkbox"/> It includes the loan terms, your projected monthly payments, and how much you will pay in fees and other costs to get your mortgage (closing costs). <input type="checkbox"/> The lender is required to give you the Closing Disclosure at least three business days before you close on the mortgage loan.
Final affidavits and authorizations	<ul style="list-style-type: none"> <input type="checkbox"/> These forms may ask you to confirm certain information in writing and authorize the lender to obtain information from third parties, such as banks and employers, for the purpose of verifying the information you have provided. <input type="checkbox"/> The forms and content may vary depending on your specific situation.
Deed	<ul style="list-style-type: none"> <input type="checkbox"/> Deed, document that transfers property ownership (purchase only) <input type="checkbox"/> Right to Cancel (refinance only)
Initial Escrow Disclosure	<ul style="list-style-type: none"> <input type="checkbox"/> The Initial Escrow Disclosure Statement details the specific charges that you will pay into escrow each month as part of a mortgage agreement.