Mortgage Company ← CONTRACT → **Title Company**

Loan Application Begins**

↓

Credit History Appraisal

↓

Information Gathered and Packaged

↓

Buyer Submitted for Approval

↓

Buyer Approved

Verification of Employment
Current & Previous
Verification of Sufficient Funds

Receipted in Triage Department

↓

Closing Team Assigned

↓

Title Production Department

↓

Examiner does a title search*

↓

Commitment to Issue Title Insurance

UNIVERSITY TITLE COMPANY

Post Office Drawer DT, 1021 University Drive East
College Station, TX 77841
(979) 260-9818

Everyone Wants to Close

↓

Title Company Receives Closing Instructions

↓

Preparation for Closing***

↓

Closing & Funding

***Title Search Includes:**
Chronological chain of title for a minimum of 50 years
Search of courthouse records for probate or divorce proceedings
Search for outstanding liens against the property of the owner
Examination of minerals, easements, surveys
Preparation of promulgated title commitment

****Loan Application Process Includes:**
Verification of Buyer's Income: Stability, Credit, Assets to Close
Confirmation of Property's Value (the Appraisal)

*****Preparation for Closing Includes:**

1. Review of Contract
2. Taxes Checked
3. Survey
4. Papers Ordered: Warranty Deed, Note, Deed of Trust, Release of Lien
5. Pay Off Figures from Existing Loan
6. Insurance Endorsement
7. Termite Report
8. HUD-1 Settlement Statement

(Ordered by the Lender, Realtor, Buyer, or Seller)

Chart compliments of Gracy Title Company