

What to Expect During Your Final Walk-Through and Closing

What is a Walk-Through?

During your final walk-through, you'll work with our team to ensure the sellers completed all items on the inspection amendment, the appliances and mechanical systems are in working order, and there has been no damage to the home since you signed the purchase agreement. Final walk-throughs take approximately 30-45 minutes and are performed the day of or the day before closing.

When conducting the final walk-through, you should turn on all faucets and check beneath each fixture to make sure there are no leaking pipes. You'll also want to make sure the home is in the same general condition as it was when you signed the purchase agreement.

Please be aware the home will not look like it did when you last saw it. Since your purchase, the sellers have taken down all of their decorations and have been concentrating on packing the home. You may notice wear patterns, nail holes, and scuff marks you didn't see during the showing. This is completely normal and to be expected.

Cleanliness of the Home

The sellers must remove all debris from the home prior to your possession. Generally, sellers will vacuum the home but there is no set standard of cleanliness. Don't be surprised if you find you have to spend some time preparing the home before moving in. You may want to consider hiring a cleaning company to come in after closing and prior to your move-in time. We highly recommend Janice Marie's Cleaning Services. You can contact them at 612-203-1686 or JaniceMarieServices@Gmail.com. If you choose to use them, please mention we referred you.

Trash and Recycling

As the sellers move things out of the home, there may be trash they don't want to take with them. They may leave trash and recycling in the receptacles for next week's pickup.

Utilities

Please ensure you have set up your electric, gas, trash services, and other utilities prior to closing. After closing, if you receive any bills that were unpaid by the seller, please let us know as soon as possible. We'll work with the selling agent to get these cleared up.

Access to Your Home

You will receive keys to your new home at closing. Please keep in mind you may or may not receive the garage door openers. Sometimes the garage may have a keypad instead of a remote opener. We recommend you have the locks and security codes changed once you take ownership of your new home.

We highly recommend All Areas Lock and Key, LLC. You can reach them at 612-655-0302.

Costs

You'll have to pay any costs with a cashier's check. You'll know the exact amount a day or so before closing. These costs will cover:

- Down payment (shown on the purchase agreement)
- Interest due (if any) from date of closing until the end of the month
- Two to eight month's worth of taxes to be put in the bank's escrow account (dependent on closing date)
- Two month's worth of insurance to be put into the bank's escrow account
- Any and all closing costs involved with loan and lender

What to Bring to Closing

Any party listed on the purchase agreement on the buyer's side is required to be at closing. If this is not possible, the buyer can assign a power of attorney to be at the closing and represent the buyers. The sellers may or may not attend closing. You will have to bring the following to closing:

- A cashier's check for closing costs and the down payment. Make the check payable to the closing company.
- Insurance binder and paid receipt (if applicable)
- Photo ID and social security number