

## Borrowers

Contributed by Administrator  
Saturday, 13 May 2006

Congratulations on purchasing a home! O'Kelley and Sorohan, LLC has been asked to handle the purchase of your home on behalf of your lender. We look forward to assisting you with your closing. Following is information that will help you be ready to close on your new home:

- Everyone who is on the loan application and/or on title and/or must be present at closing to sign the loan documents.
  
- Borrowers and anyone else who is to be on title must bring a Photo I.D. and if the lender requests, their social security card.
  
- If your lender has approved the use of a Power of Attorney, please contact our office to obtain the appropriate form. If you use a Power of Attorney that we did not provide, our office must approve it prior to the closing. Please bring an original Power of Attorney with a copy of the absent persons drivers license and social security number. The Power of Attorney must be witnessed and notarized.
  
- An original Home Owners Policy from your insurance company and paid receipt or invoice must either be brought to closing or mailed by your insurance agent to us before the closing (we will also need it faxed prior to closing).
  
- Call your loan officer lender representative before coming to closing to see if there are any original documents (e.g. bank statements) or conditions they need you to bring to closing. It is recommended that you bring any documents that you provided to your loan officer during the loan process.
  
- Certified Funds: Effective immediately, pursuant to O.C.G.A. § 44-14-13, all funds exceeding the sum of \$5,000.00 brought to a closing must be in the form of wire transfer only. No official or certified or cashier's checks can be accepted. Please contact your precloser or closer for wire instructions.
  
- Survey: Please let us know ahead of time if you want a survey done of your property. Lenders usually do not require them, but a survey is usually recommended. Also the title insurance company may provide exceptions to your policy if you do not have a survey. The cost is \$300.00 or more depending on the location of your property.