

# *Documentation Checklist for Closing Pretty Paper*

These items must be present at closing and will be required by any note buyer. They should be required if you're buying for yourself

- *Original* Note and Mortgage, Trust Deed or Land Contract. If the original is lost, ask your attorney or your note buyer what you need instead.
- Information on property owner making the payment.
- Title insurance update to note investor (prepared by closing agent).
- Hazard Insurance naming note investor as mortgagee.
- Appraisal acceptable to note investor.
- First mortgage status letter if you're buying a second. Payoff letter on underlying loans if you're buying a wrap. (*Closing agent will acquire upon request or you can*).
- Tenant information if rented.
- Estoppel letter from note seller. (*Prepared by closing agent or note buyer*).
- Properly executed assignment of mortgage, trust deed or land contract. (*Prepared by closing agent or note buyer*).
- Deed from note seller to you if you're buying a land contract. (*Prepared by closing agent*).

***Some note buyers will require additional documents but all will want the above items.***