



THESURETRANSACTION.com	Closing Checklist: Buyer Closing Costs
<p>This Checklist is intended to help Buyers and Sellers keep track of the amounts that Buyer must pay, or cause to be paid (including through application of the Purchase Price), into escrow with the Closing Agent at or before the Closing. Buyers and Sellers may check the boxes below to track completion of these obligations.</p>	
(i) The Purchase Price, after giving effect to application of the Earnest Money Deposit.	
(ii) Buyer's portion of any fees owed to the Escrow Agent.	
(iii) Buyer's portion of any fees owed to the Closing Agent.	
(iv) Amounts owed for the Title Commitment.	
(v) Premiums owed for the Title Policy.	
(vi) Amounts owed for additional title insurance requirements of Buyer or its lenders.	
(vii) Amounts owed in connection with any loan to purchase the Property.	
(viii) Amounts Buyer has agreed to pay under any Resolution.	
(ix) Amounts Buyer has agreed to pay under any other amendment to the Agreement.	
(x) Buyer's portion of any prorated Taxes and Assessments.	
(xi) Buyer's portion of any Transfer Taxes.	
(xii) Any other amounts Buyer has agreed to pay to any third party at the Closing.	
(xiii) Any other amounts required by the Closing Agent to complete the Closing.	

THESURETRANSACTION.com	Closing Checklist: Buyer Closing Deliverables
<p>This Checklist is intended to help Buyers and Sellers keep track of the items that Buyer must deliver, or cause to be delivered, into escrow with the Closing Agent at or before the Closing, duly executed, acknowledged, and notarized where required. Buyers and Sellers may check the boxes below to track completion of these obligations.</p>	
(i)	Any deeds, assignment agreements, or documents of transfer required by the Title Company to issue the Title Policy.
(ii)	Any acknowledgments, affidavits, or attestations required by the Title Company to issue the Title Policy.
(iii)	Any items Buyer has agreed to provide under any Resolution.
(iv)	Any items Buyer has agreed to provide under any other amendment to the Agreement.
(v)	The Lead-Based Paint Disclosure, if applicable.
(vi)	Any other items required by the Closing Agent to complete the Closing.

THESURETRANSACTION.com	Closing Checklist: Buyer Closing Conditions
<p>This Checklist is intended to help Buyers and Sellers keep track of the conditions that must be satisfied in order for Buyer to be required to complete the Closing. Buyer will not be obligated to complete the Closing if any of these conditions have not been satisfied or waived by Buyer. Buyers and Sellers may check the boxes below to track the satisfaction or waiver of each of the following conditions.</p>	
(i)	Seller must have paid all of the Seller Closing Costs into escrow.
(ii)	Seller must have delivered all of the Seller Closing Deliverables into escrow.
(iii)	Seller must have left all Warranties and Instruction Manuals at the Property.
(iv)	Seller must have removed all trash, debris, and Excluded Items from the Property.
(v)	Seller must have performed all of its obligations under any Resolution.
(vi)	Seller must have performed all of its obligations under any amendment to the Agreement.
(vii)	There must not have been any Material Damage (unless the Parties have entered into a Resolution).
(viii)	All of Seller's Representations and Warranties must be true.
(ix)	There must not be any law, order, or injunction prohibiting the Closing.