

What Happens After **THE CLOSING**



PROPERTY TAXES

At the closing, property taxes were prorated between the buyer and seller based on the occupancy time in the home. **You may or may not receive a tax statement for the current year on the home you buy; however, it is your obligation to make sure the taxes are paid when due. If you do not receive your tax statement, call your township and ask for a copy of your tax certification and save it for easy reference.** Check with your lender to find out if taxes are included with your payment and if the tax bill will be paid by the lender from escrowed funds.



KEYS & DOCUMENTS

At or after closing, you will be supplied with a set of keys that unlock the doors to your new home. To ensure security, have the locks changed upon moving in. It is recommended you keep all records pertaining to your home together in a safe place, including all purchase documents, insurance, maintenance, and improvements.



UTILITIES

If you have not already done so, contact the local service providers to make arrangements for electricity, gas, water, phone, internet, and cable or satellite services. While some providers may need as little notice as a day to activate your services, it's best to give them a few weeks notice. **It is important to call and make sure that they have all your information.**



OWNER'S TITLE POLICY & DEED

You will receive a copy of your Owner's Title Insurance Policy (if you purchased one) by mail in four-to-six weeks along with the original copy of your deed. Once recorded in the official county records, the original deed to your real estate purchase will be mailed directly to you. **BE AWARE: You will receive an official looking letter stating that you have to pay for a certified copy of your deed. You do NOT need to do that because we will be mailing you your original deed.**



LOAN PAYMENTS

At the closing, written instructions were provided with details for making your first loan payment. You should receive your loan coupon book before your first payment is due. **If you don't receive your book, or if you have questions about your tax and insurance escrows, please contact your settlement company or loan officer.**



FILING FOR HOMESTEAD

The Pennsylvania Tax Relief Act allows you to file for a homestead exemption which reduces the value of a home strictly for state-tax purposes. Please check with the local county recorder's office to determine eligibility, filing requirements, and deadline. This application is usually available on the local tax assessment website.



POSTAL SERVICE

Your local Post Office can provide the necessary Change of Address forms to expedite the delivery of mail to your new home. You can speed up the process by notifying everyone who sends you mail of your new address and the date of your move. Many bills provide an area for making an address change. **If the property will require a PO Box, be sure to set this up immediately and give us a call so that we can update the records.**



DRIVER LICENSE, VEHICLE REGISTRATION & INSPECTION

You are required by law to notify your state Department of Motor Vehicles (DMV) after any relocation so a new driver license can be issued. You will also need to have your auto registration transferred to your new address.