



211 East Washington Avenue
P.O.Box 1540
Navasota, Texas 77868

Phone : (936) 825-7322
Fax : (936) 825-8512
Web : www.grimestitle.com

Tips for the Buyer

- Prior to closing, please provide us with the name, address, telephone number and fax number of your Lender or Mortgage Broker.
- The HUD or Closing Statement will be prepared prior to closing. Often times, Guaranty Title Company does not have final figures until the lender's closing instructions and all invoices (such as surveyor's bill, etc.) are received. Time permitting, the Statement will be faxed to you or your Realtor for approval. The statement will show any funds you need to bring to closing. **For any amount over \$1,500.00 we require a cashier's check or certified check made payable to Guaranty Title Company of Grimes County, or wired funds directly into our escrow account at The First National Bank of Anderson.** If you need wiring information, please contact this office.
- You have a right to review copies of the restrictive covenants and documents evidencing exceptions listed in Schedule B of your title commitment, prior to closing. If you would like to review copies of any documents, please contact Guaranty Title Company prior to your closing. We reserve the right to charge for copies of documents, depending on the size of the request. We have the ability to e-mail, fax, or mail you the requested copies.
- At closing, you will need to bring a Valid Texas Driver's License, Passport, or governmental ID card with picture and sometimes your Lender may require an additional form of identification such as a Social Security Card, employee id card, etc.
- If a Power of Attorney will be used at closing, please let Guaranty Title Company know immediately. The Power of Attorney must be recorded in the Real Property Records of Grimes County and it must be in a form acceptable to Guaranty Title Company and/or its underwriters. The person executing the Power of Attorney must be available by phone on the closing date to verify that the Power of Attorney has not been revoked. **Also please note: if you are using a lender, you should also secure the lender's approval of the Power of Attorney prior to closing.**