



THE
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GROUP

Realty · Legal · Financial

Closing Day Preparation Guide

What buyers and sellers should expect on closing day.

CLOSING DAY GUIDE

Closing day is the final step in the real estate transaction process. While it is an exciting milestone, many clients are surprised to learn that the exact timing of events on closing day can be fluid.

Understanding how the process works helps reduce stress and ensures both buyers and sellers are prepared for a smooth transition.

Why Closing Timelines are Flexible

Real estate transactions involve multiple parties:

- Buyers and sellers
- Lawyers on both sides
- Mortgage lenders
- Land registry offices

Each operates within different timelines. As a result, the exact moment ownership transfers during the day can vary. The movement of funds between financial institutions typically determines when closing is finalized.

What Buyers Should Expect

For buyers, the process generally involves:

1. Mortgage funds being released by the lender
2. Funds being transferred to the seller's lawyer
3. Legal confirmation that ownership can transfer
4. Title registration through the land registry system

Once these steps are completed, the buyer receives confirmation that the transaction has closed and keys can be released.

What Sellers Should Expect

Sellers typically experience the process differently.

They must wait for the buyer's lawyer to receive mortgage funds and transfer the purchase price before closing can be finalized.

Important considerations include:

- The property should be vacant before closing
- Keys should be left in an agreed location
- Any building access cards, garage openers, or passcodes should be provided

Important Preparation Steps

Both buyers and sellers should ensure:

- Utility providers are notified of the move
- Mail forwarding is arranged
- Personal items are removed from the property
- Smart home systems and personal logins are cleared

These steps help ensure a smooth transition between owners.

Why The Aruldason Group

Closing day is where legal expertise matters most.

Because The Aruldason Group combines **real estate services with an experienced legal team**, we are able to oversee the entire closing process internally.

This ensures:

- Clear communication between all parties
- Efficient coordination with lenders
- Smooth title transfer through the land registry system

Our integrated approach reduces delays and helps ensure your transaction closes successfully.