

# YOUR GUIDE TO A SMOOTH CLOSING



at Heritage Title Company of Austin

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**Purchaser:** As soon as possible, please provide your Escrow Officer with the completed Buyer's Information Sheet that was provided to you with the receipted contract.

**Seller:** As soon as possible, please provide your Escrow Officer with the completed Seller's Information Sheet and identity verification from Closing Lock, via email.

2

All signing parties must bring current, valid driver's licenses or passports to closing for identification purposes.

3

We encourage wired funds from the Purchaser and will be happy to wire out proceeds to the seller. Please call your escrow team for wiring instructions.

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**WIRE FRAUD:** Due to increased risk of theft by wire fraud, Heritage Title Company must send Wire Instructions by encrypted e-mail or Closing Lock only. **OUR WIRE INSTRUCTIONS DO NOT CHANGE** so consider any communication to change them as fraudulent. Please call your closing team to confirm the Wire Instructions before wiring your funds. Please wire your funds as soon as possible to avoid funding delays.

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Wire funds are preferred. If you are unable to wire funds, a cashier's check may be acceptable for closing. Please provide your closing team with the business card of the banking representative that assisted you with the cashier's check two days prior to your scheduled closing. Reach out to your closing team for more detailed requirements for using a cashier's check.

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If you have any questions, please contact your closing team:  
Rollingwood 512.329.3900; Downtown 512.505.5000

Thank you for allowing Heritage Title Company  
the opportunity to complete your transaction.

Excellence is the Heart of Heritage.