

# Documents Needed for Closing

\* represents optional documents, depending on your deal

## "Subject to" using Land Trust:

1. **Standard pro-buyer Purchase Agreement** (obviously not part of the closing )
2. **Warranty Deed** from seller to Land Trust
3. **Land Trust Agreement \***
4. **Assignment of Beneficial Interest \***
5. **Authorization to Release Information**
6. **Seller Disclosure** - CYA Letter
7. **Limited Power of Attorney** (Include in your POA that you have the right to sign a deed to transfer the property once the underlying lien is paid in full or something to that effect!)
8. **Letter of recommendation** for the Seller to complete. (Testimonial)
9. **Testimonials from other Seller and letters of recommendation** (Your brag book.)

## Contract for Deed (Land Contract):

1. **Standard pro-buyer Purchase Agreement**
2. **Installment Land Contract**
3. **Addendum to LC**
4. **Escrow Agreement**
5. **CYA Letter (buying & selling?)**
6. **Warranty Deed/Quit Claim Deed\*** (for seller to sign & put into escrow)
7. **Affidavit Accompanying Quitclaim Deed\*** (instructions)
8. **Limited Power of Attorney** (when buying only - Include in your POA that you have the right to sign a deed to transfer the property once the underlying lien is paid in full or something to that effect!)
9. **Performance Mortgage** (when BUYING - from seller to me - recorded)
10. **Memorandum of Agreement or Affidavit of Equitable Interest** (when BUYING - just record at courthouse to declare interest in property & to keep seller from re-selling the property from underneath me!)