

Documents Needed for Closing

* represents optional documents, depending on your system

"Subject to" using Land Trust:

- **Standard pro-buyer Purchase Agreement** (obviously not part of the closing)
- **Warranty Deed** from seller to Land Trust
- **Land Trust Agreement ***
- **Assignment of Beneficial Interest ***
- **Authorization to Release Information**
- **Seller Disclosure** - CYA Letter
- **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!)
- **Letter of recommendation** for the Seller to complete. (Testimonial)
- **Testimonials from other Seller and letters of recommendation** (Your brag book.)

Contract for Deed (Land Contract):

- **Standard pro-buyer Purchase Agreement**
- **Installment Land Contract**
- **Addendum to LC**
- **Escrow Agreement**
- **CYA Letter (buying & selling?)**
- **Warranty Deed/Quit Claim Deed*** (for seller to sign & put into escrow)
- **Affidavit Accompanying Quitclaim Deed*** (instructions)
- **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!)
- **Performance Mortgage** (when BUYING - from seller to me - recorded)
- **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!)