



FAST FACTS

August 2024
Edition #6

The NAR Settlement



This month, we are partnering with National Investors to learn about Buyer and Seller Scripts with discussion about the recent NAR Settlement. We will be hosting the class Tuesday August 20th 9:30am-11:30am at Jorge's Cantina with lunch provided afterwards. Cost is \$10 per class for CE credit. You do not want to miss this! RSVP to Whitney whorner@ftcwaco.com to attend.

»» TIPS FOR A SMOOTH CLOSING: BUYER PRO TIPS

1. Meet all contingency requirements before closing day (Home inspection, appraisal, financing, sale of buyer's home).
2. Have settlement funds ready before closing day.
3. Carefully review wiring instructions and be wary of any last-minute changes. Fraudsters are increasingly using email, text and phone calls to trick buyers into wiring funds to the wrong bank account.
4. Be available and prompt with communication. Remember that it takes a team to close!
5. Be flexible!
6. Bring all closing-related documents to closing, including, but not limited to: A valid, government-issued photo ID, proof of homeowners insurance, copy of the executed sales contract, home inspection reports, any loan approval documents from the bank, any other relevant documentation
7. Be prepared for final fees. At closing, buyers sign several legal documents and are generally required to pay closing costs for things such as their application, loan origination, mortgage brokerage, title search, title insurance, appraisal and property tax.
8. Review documents carefully. You can do your due diligence by reviewing your Closing Disclosure (CD) prior to closing day, which includes pertinent details of your loan and estimated monthly mortgage payment.
9. Ask your closing agent when the sale will be final
10. Do a final walk-through of the property, confirming that the repairs you requested from the seller have been made.
11. Stay calm and take time to celebrate!



»» STAFF SPOTLIGHTS: DENISE BRADLEY, ESCROW OFFICER, BRANCH MANAGER & NIKKI LY, ESCROW COODINATOR



Denise Bradley, one of our Escrow Officers and Branch Manager, has worked at FTC for 10 years! She actually was a customer of FTC in 2001! She and her husband, Tom, have two boys, Dwaine and TJ. Denise loves spending time with their kids, zip-lining, kayaking, paddle boarding, and anything beach-related as long as she has sunblock! She believes customer service and communication are a requirement. Denise says her line is open, and she is always willing to make sure the transaction makes it to the finish line.



Nikki Ly is new to FTC as of this summer! She is working as an Escrow Coordinator at our Central Park location. Nikki enjoys playing pickleball, doing pilates, painting, listening to audiobooks while going on a long walk, but you can find her snuggled in bed with a book instead during the colder months! She loves thriller movies, is a big foodie, learning new things, and spending time with family especially her siblings. Thus far, Nikki is loving the familial environment at FTC and learning the stories of all the people she works alongside in every transaction. Not one interaction is dull!