

Commercial Closing Services

COORDINATED TITLE, ESCROW AND SETTLEMENT SUPPORT



Commercial transactions demand a coordinated process.

Different assets, entities, lenders and due-diligence requirements create different closing paths. The Closing Agent brings the parties and title requirements together around a clear route to settlement.

COMMERCIAL TITLE AND CLOSING SUPPORT

TITLE EXAMINATION

Review ownership, exceptions and requirements affecting insurability.

SURVEY COORDINATION

Coordinate survey review and title matters identified by the parties.

ENTITY AUTHORITY

Gather formation, authorization and signing-authority documents.

LIENS + PAYOFFS

Coordinate payoff information and requirements for identified liens.

LENDER COORDINATION

Work with lenders and counsel on title and settlement requirements.

ESCROW + CLOSING

Prepare figures, coordinate signing, disburse and record as directed.

FROM CONTRACT TO COMMERCIAL CLOSING

1 OPEN

Contract + parties

2 EXAMINE

Title + survey

3 SATISFY

Requirements + lender

4 CLOSE

Sign + disburse

Property and transaction types

- Office, retail and mixed-use properties
- Industrial and warehouse facilities
- Multifamily and income-producing property
- Vacant land and development transactions

LEGAL COUNSEL WHEN NEEDED

Contract, lease and legal advice require a separate attorney engagement.

START THE FILE WITH THE RIGHT RECORDS

- Executed contract and amendments
- Party, broker, lender and counsel contacts
- Entity and signing-authority documents
- Existing title, survey, leases and payoff details



DISCUSS YOUR COMMERCIAL TRANSACTION

407.425.2400 | theclosingagent.com | Scan for commercial closing information

General information only; not legal, tax, investment or financial advice. Scope, underwriting, due diligence, coverage and closing requirements vary by transaction.

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