

Florida Seller's Closing Guide

FROM ACCEPTED OFFER TO COMPLETED SALE



Your roadmap to a smoother Florida closing

Once you accept an offer, deadlines, documents and decisions begin moving quickly. The Closing Agent coordinates the title and settlement process and keeps the parties moving toward closing.

WHAT HAPPENS NEXT

1 OPEN THE FILE

Send the signed contract and escrow instructions to the closing team.

2 TITLE + PAYOFFS

Title is examined; mortgage, lien and association information is gathered.

3 CONTINGENCIES

Inspections, financing, appraisal and contract deadlines are coordinated.

4 FINAL NUMBERS

The settlement statement is prepared and reviewed before signing.

5 SIGN + CLOSE

Documents are signed, verified funds are received and the deed is recorded.

Common seller cost categories

- Contracted real estate commissions or brokerage fees
- Documentary stamp tax on the deed
- Owner title policy and settlement charges, when assigned by contract or local custom
- Mortgage, lien, association and other payoff amounts
- Prorated property taxes, assessments and agreed seller credits

Prepare early

- Government-issued photo identification
- Current mortgage and home-equity loan details
- Condo or HOA contact information, if applicable
- Information about judgments, liens, probate, divorce, trusts or entities affecting ownership
- Your preferred signing arrangement and verified proceeds instructions

WHO SELECTS THE TITLE AND CLOSING COMPANY?

In Florida, the purchase contract generally determines which party selects the provider and pays specific title-related charges. Local customs vary and terms are negotiable before the contract is signed.

WIRE-FRAUD SAFETY

Never rely solely on emailed wiring instructions. Independently call a known, verified number before sending funds or changing proceeds instructions.



LET US HELP YOU MOVE FROM CONTRACT TO CLOSING

407.425.2400 | theclosingagent.com

Scan for the complete Florida seller closing guide and next steps.