

Top 10 List of Tips for Smooth Closings

Pro-Close Guide by BridgeWell Capital

Close your deals the way pros do... fast, hassle-free, lowest cost.

Top Ten List of tips for smooth, Real Estate Investor closings...



- 1. Have a Plan:** Know what type of property fits your goals and budget.
BridgeWell Support: [Free Investor consulting—know what type of properties we fund and how much.](#)
- 2. Prove You Can Buy:** Prove to Sellers you can back up your offers with funding.
BridgeWell Support: [Free “Proof-of-Funds” letters for qualified Investors.](#)
- 3. Buyer’s Name:** Plan what Buyer’s name to use on your offers carefully, for lower closing costs, greater liability protection, and more flexibility on rental or resale.
BridgeWell Support: [Free assistance with Land Trusts and Special Purpose LLCs for Investors.](#)
- 4. Buyer’s Title Company:** Close on **your** “home-court”, not the Seller’s. Request your preferred title company on your offers for lower-cost, more convenient, and smoother closings.
BridgeWell Support: [Ask about our list of approved title company’s.](#)
- 5. Deed Restrictions:** Look for special restrictions from the Seller in your purchase documents. Try to negotiate Seller restrictions on resale that inhibit you from working your investment plan for the property.
BridgeWell Support: [Consulting and negotiation strategies on Seller Deed Restrictions.](#)
- 6. Great Communications:** For faster, smoother closings, have a list of all the people in the transaction, their phone #'s and e-mail addresses, in an easy to use form. Stay in touch frequently with all parties.
BridgeWell Support: [We provide all parties with a communications chart, schedule, and a “who’s doing what” diagram to help coordinate great communications for hassle-free closings.](#)
- 7. Start Closing Early:** Begin the closing as early as possible with all parties involved to help insure “on-time” closing.
BridgeWell Support: [Our closing professionals will promptly mobilize all of the other parties involved with your closing and expedite the process from beginning-to-end.](#)
- 8. Special Insurance for Investors:** Most Real Estate investment projects need specialized insurance to achieve maximum coverage at the lowest cost.
BridgeWell Support: [We will consult you on the best insurance programs for your Investment project needs and help you get the right policy to the closing table fast.](#)
- 9. Be Ready To Close:** Get a good-faith estimate of the cash-to-close and be ready to wire funds to closing as early as possible in the process.
BridgeWell Support: [We provide good-faith-estimates as part of our professional closing services for Investors. Ask about our new online “Investor Deal Calculator” that can help you estimate “cash-to-close” and “return-on-investment” for all of your new deals.](#)
- 10. Great Teamwork:** Build yourself a network of professional service providers for your real estate investing business. Focus your time on what you do best. Don’t try to do it all yourself. A great team of specialized professionals can help you achieve a much higher level of success.
BridgeWell Support: [BridgeWell wants to be on your team. Our professional staff with over 30 years of investment industry experience can be a great asset for your real estate investment team.](#)

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