

# Some Typical Questions That Buyers and Sellers Have About Closings

**What do I bring to closing?**  
Because some documents need to be notarized, both parties have to bring photo IDs. If either party needs to bring money to the closing, it should be a cashier's check payable to him or herself, to be endorsed over to the closing/title company. Both parties will get a draft settlement statement a day or two prior to the closing, so that any mistakes can be identified, explained and/or corrected.

**Should I contact the utilities?**  
Yes, you should contact all the utilities except water & sewer, which will be handled by the closing company. The water utility will take a reading on the day of closing and send the final bill to the closing company, which will at closing withhold some of seller's proceeds — about twice the expected bill amount — for the purpose of paying this bill. The ex-

cess will then be refunded to the seller. This is done because an unpaid water bill can become a lien against the property, and the title company, which insures all liens are paid, can not let a final water bill go unpaid. This is not true of other utilities.

**Will gas & electricity be turned off?** No, the seller's final reading will become the beginning reading for the buyer when he gets around to identifying himself.

**Why am I being charged for property taxes when I just paid them?** The taxes you paid were for last year. This year's property taxes aren't due until next April, so sellers are debited at closing for this year's taxes, pro-rated to the date of closing. This money is credited to the buyer, who will pay the full year's taxes next April. After closing, seller's lender will refund money they escrowed.

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By **JIM SMITH, Realtor®**

## Three Great Golden Homes Just Listed by Golden Real Estate



This 3-bedroom, 2.5-bath home with 2,236 sq. ft. of living space is located up the slope of North Table Mountain, providing a 180-degree view of Golden and the foothills. It is the perfect home for someone who is or may become mobility challenged, because the main floor has all the important rooms — kitchen, dining room, living room, laundry room, and master suite. The step up from the 2-car garage into the main floor is only three inches. The guest bedrooms are both downstairs. Take a video tour of it at [www.MesaMeadowsHome.com](http://www.MesaMeadowsHome.com).



This 3-bedroom, 2.5-bath Genesee-built home is also in Mesa Meadows, but at the north end, closer to Highway 93. The good news is that, under an agreement with Golden, CDOT will be moving Highway 93 1/4 mile to the west in the next few years, completely eliminating the current highway noise. Tour it, too, at [www.MesaMeadowsHome.com](http://www.MesaMeadowsHome.com).



This charming 4-bedroom, 2-bath bungalow with fully finished basement but no garage is located in the Golden Heights section of Golden, just west of the Jefferson County Fairgrounds. It is without doubt the most affordable part of Golden. This home is priced at just \$107 per finished square foot. Take a narrated video tour at [www.SouthGoldenHome.com](http://www.SouthGoldenHome.com)



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