

Closing Certification

For all properties, whereby a SRRES (Sellers Residential Real Estate Sales Disclosure – State Form 46234) is required, the seller must re-certify the known condition of the property at closing. If the condition is un-changed the seller may simply sign at the bottom of the original SRRES in the place provided and this completes the process. The seller, or listing broker, may elect to use a separate Closing Certification form. There are two versions of this form, one states the condition of the property is un-changed, the other discloses material change(s) of defect(s).

If the seller provides an amended SRRES or a closing certification which disclose previously undisclosed defect(s), the buyer has a 48 hour right of rescission of the Purchase Agreement. The Buyer may waive such right and sign the closing certification accepting the property.

The seller, or listing side of the transaction is responsible for providing the certification. Buyers should not sign a closing certification until AFTER the seller has certified the condition of the property.