



Loan Signing Services

Trusted. Professional. Convenient.

Professional mobile loan signing services for title companies, escrow officers, lenders, and signing agencies. Every appointment is completed with accuracy, professionalism, and exceptional customer service to help ensure a seamless closing experience.

- ✓ Mobile service within the standard service area (up to 30 miles from Benbrook)
- ✓ Printing one lender package and one borrower copy
- ✓ Confirmation of appointment with signer
- ✓ Standard scan-backs (when requested)
- ✓ Document packaging and carrier drop-off
- ✓ Professional communication throughout the signing process
- ✓ Accurate completion of loan documents and notarial certificates
- ✓ Secure handling of confidential borrower information
- ✓ Prompt return of documents

Loan Signing Services & Pricing	
Service	Fee
Purchase Closing	\$200
Seller Package	\$150
Refinance Closing	\$175
HELOC	\$150
Cash Purchase	\$175
Reverse Mortgage	\$250
Loan Modification	\$150
Commercial Closing	Custom Quote
Additional Fees	
Extended Travel (31-50 Miles)	+\$25
Extended Travel (51-75 Miles)	+\$50
Travel Beyond 75 Miles	Custom Quote
Same-Day/Rush Assignment	+\$50
Evening Appointments (After 6:00pm)	+\$50
Weekend/Holiday Appointments	+\$75
Redraws Requiring Complete Reprint	+\$35
Large Print Packages (Over 300 pages)	+\$30

Payment Terms

Invoices are submitted promptly following completion of the assignment and are payable according to the client's agreed-upon payment terms. Accepted payment methods include ACH, company check, or other mutually agreed-upon payment arrangements.

Custom pricing is available for high-volume title companies, escrow offices, and lenders. Please contact The Thomas Seal to discuss preferred vendor pricing.

Important Notice:

The Thomas Seal serves as an impartial Texas Notary Public and Certified Loan Signing Agent. I can identify documents, indicate where signatures, initials, and dates are required, and perform authorized notarial acts. However, I cannot explain, interpret, or provide legal or financial advice regarding the contents of loan documents. If you have questions about your loan or any document you are signing, I will gladly pause the appointment so you may contact your lender, title company, or attorney before proceeding.

Why Title Companies Choose The Thomas Seal

- ✓ NNA Certified Loan Signing Agent
- ✓ Background Screened
- ✓ Bonded & E&O Insured
- ✓ Mobile Throughout North Texas
- ✓ Professional Appearance
- ✓ Dependable Communication
- ✓ Flexible Scheduling
- ✓ Commitment to Accuracy

Ready to Partner With The Thomas Seal?

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