

Preface to the 2025-2026 Edition

This book provides an understanding of the basic mechanics of a real estate closing in Virginia, accessible to the practitioner in the form of a practical “how to” guide. The structure and organization of this new edition remains the same as past editions. Chapter 1 introduces the book and real estate closings in general. Chapter 2 explains the initial procedures conducted prior to closing. Chapter 3 discusses the role of a closing attorney in title examinations. Chapter 4 explains legal descriptions of property. Chapter 5 provides a discussion of various matters that arise during the preparation of closing documents. Chapter 6 describes the actual closing and consummation of the sale, from the initial scheduling of the closing to the final disbursement of payment. Chapter 7 deals with post-closing procedures, such as recording and final title examination. Finally, Chapter 8 provides additional forms for use in a closing.

This edition reflects Virginia law current as of June 30, 2025, including both judicial decisions and statutes enacted through the end of the regular session of the 2025 Virginia General Assembly. The most important changes this year involves an amendment to the Virginia Residential Property Disclosure Act whereby sellers may disavow any disclosure regarding the property’s proximity to a public use airport or related aircraft noise. This change is addressed in § 2:4.

Thank you for consulting Virginia Practice Series: Real Estate Closings. We work hard each year to update this manual so that it remains a current, helpful, and useful guide for Virginia practitioners.

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