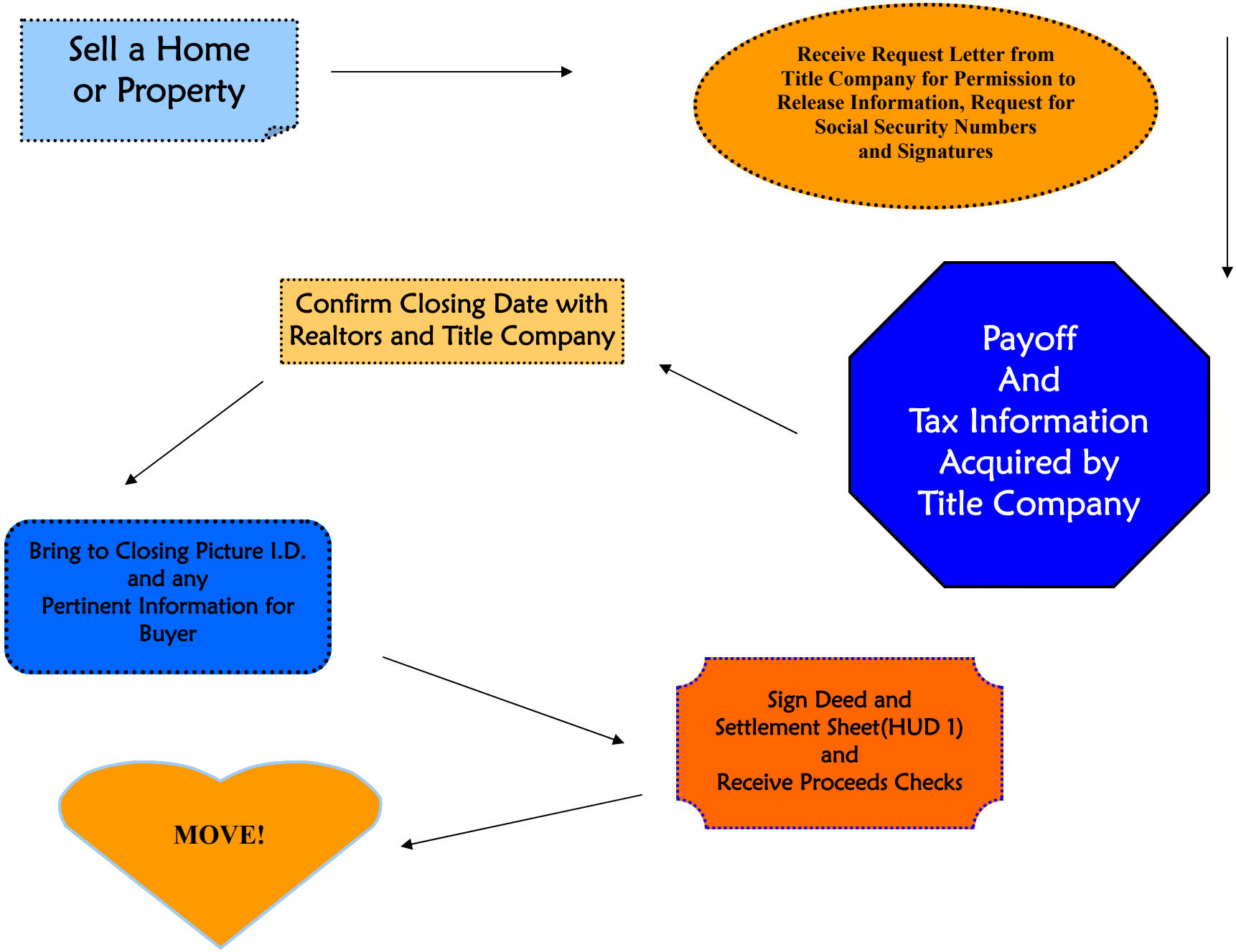Seller's Flowchart to Closing