

AN ESCROW ROADMAP FOR SELLERS

Congratulations! You have accepted an offer on your home, and you're ready to open escrow. So, now what?

We've created these milestones to help navigate the transaction towards a smooth and timely close of escrow.

ESCROW OPENS

Receipt of buyer's deposit opens escrow.



ORDER REPORTS

Provide Escrow HOA contact information. Submit city report application and schedule any required inspections.



APPRAISAL + INSPECTION

Expect requests for inspection and appraisal appointments from buyer's team.



SUBMIT ESCROW OPENING PACKAGE

Completing the opening escrow package upon receipt allows escrow to start processing the transaction. Plan to discuss the tax forms with a tax professional. Verify that you have a bank account that matches how title is held. Notarization of some documents will be needed.



BUYER SIGNS LOAN DOCUMENTS

Escrow works with buyer and buyer's lender to have loan documents signed with a notary. Buyer deposits their final funds. Escrow collaborates with lender on funding conditions.

FINALIZE TRANSACTION TERMS, FEES AND COSTS



BUYER'S LOAN FUNDS

One day prior to close of escrow. ns escrow.

CLOSE OF ESCROW! CONGRATULATIONS!

Once the title insurer confirms that the grant deed has recorded, a complete accounting and balancing of the transaction occur after all title funds have been received. Agents arrange delivery of possession.

SELLER PROCEEDS ISSUED

Disbursement of the entire transaction customarily occurs within 24 business hours after receipt of both final title funds and written confirmation of recording. Retain the final settlement statement and tax forms, if any, for your tax return.

This is the path of an average escrow transaction and items are subject to change as your unique escrow makes its progression. We pride ourselves on making the process as simple as possible and this guide is to offer you knowledge of what to generally expect.