

OPENING OF ESCROW



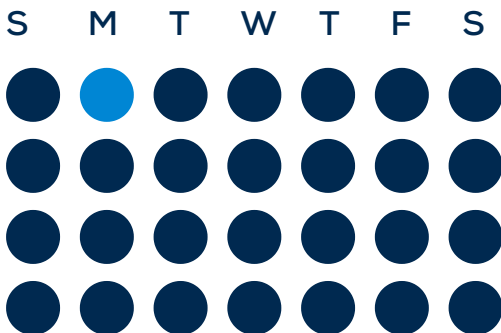
COAST CITIES
ESCROW

IN ORDER TO GET THINGS ROLLING, ESCROW NEEDS ALL OF THE FOLLOWING INFORMATION:

- The Property Address, and if possible, the Assessor's Parcel Number (APN).
- Fully-executed and initialed Purchase Agreement, including all Counters and Addenda.
- Names and contact information for any Homeowner Associations (HOA's).
- Listing Agent's contact information, including Brokerage address, Agent's BRE license number, email address, and phone number(s).
- Sellers' names and contact information, including current address, email addresses and phone numbers.
- Information regarding any title issues, such as death, divorce, transfers, or liens.
- Selling Agent's contact information, including Brokerage address, Agent's BRE license number, email address and phone number(s).
- Verify the method for delivery of the Earnest Money Deposit (EMD).
 - the default method designated in the CAR Purchase Agreement is via wire transfer.
- Buyers' names and contact information, including current address, email addresses, and phone numbers.
- Buyer's New Lender contact information if Buyer is obtaining new financing.
- Contact information for any Transaction Coordinator, Sales Assistant or Partner for Listing and/or Selling Agent.
- Contact information for any escrow to close concurrently, for either Buyer or Seller.
- Contact information for any Qualified Intermediary, if Buyer or Seller is using the Property for a 1031 tax-deferred exchange.

NOTE: CUSTOMARILY, THE LISTING AGENT CONTACTS THE ESCROW COMPANY DESIGNATED IN THE PURCHASE AGREEMENT TO OPEN ESCROW.

DAY 1



DAY 1 ESCROW TIPS

- The more detailed the information supplied to escrow at opening is, the smoother the closing process will be.
- Complete, accurate information - including all HOA contact information - helps expedite the preparation of escrow instructions, and helps avoid errors and amendments.
- We want this process to be as easy as possible for all parties - this requires timely communication on everyone's part.