

CLOSING OF ESCROW



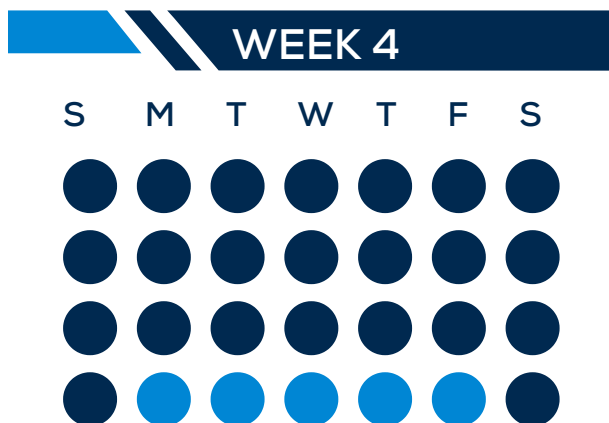
COAST CITIES
ESCROW

CLOSING AN ESCROW REQUIRES PROMPT COOPERATION AMONG ALL PARTIES AND ALL SERVICE PROVIDERS TO THE ESCROW, AND PRECISE COORDINATION AMONG ESCROW, TITLE COMPANY, AND ANY LENDER PROVIDING NEW FINANCING TO BUYER.

WEEK 4 OR THE LAST DAY OF ESCROW - ESCROW CONDUCTS AND COORDINATES THE FUNDING AND CLOSING PROCESSES:

- **Escrow returns Buyer's signed loan documents** to the Lender for Lender's final review of all signatures and any other required documentation (Funding Conditions).
- **Escrow delivers original notarized documents to the title company**, to hold pending instructions for recording.
- **Escrow conducts a final audit of the file**, verifying all required documentation and signatures are in place.
- **Escrow receives final funding figures from Lender** once all loan conditions have been signed off by the Funder or Loan Underwriter, and notifies the Title Company to anticipate receipt of the Lender's wired funds.
 - Lenders generally wire the loan proceeds to the title company, not directly to escrow.
- **Escrow verifies all Lender's final figures** by balancing the escrow file to the Lender's numbers.
- **Provided all other conditions of the Purchase Agreement are in place, Escrow authorizes the title company to record documents transferring title (close Escrow)** upon title company's receipt of Lender's wire, and in compliance with Escrow's Instructions.
- **Upon receiving confirmation of recording, the title company utilizes the funds on deposit** in their trust account to pay off existing loans and any other Seller liens required for clearing title, and wires any remaining funds to Escrow for payment of Seller proceeds, Broker commissions, and all other invoices related to the transaction.
- **Escrow prepares Buyer and Seller final settlement statements**, and disburses all funds and final statements to Seller, Buyer, Agents and all Payees, per the explicit written and executed instructions of Buyer and Seller.

WEEK 4 ESCROW TIPS



- Escrow is considered "closed" when the Grant Deed transferring title into the Buyer's name and any other needed documents are recorded by the County Recorder.
- The disbursement process begins only after Escrow is notified by the Title Company that the County Recorder has recorded the documents.
- Often, Escrow receives confirmation of recording late in the afternoon, dependent upon the volume of transactions being recorded throughout the County on any given day.
- Because confirmation of recording is typically given and received after the daily cutoff time for wiring funds, Seller proceeds and other disbursements are generally released and paid on the business day following the close of escrow.