

Helpful Tips

FOR ESCROWS CLOSING BY YEAR END



Please review this very important schedule reflecting which holidays through year end the County Recorder, Title Companies and Coast Cities Escrow will be closed.

Day	Holiday	Los Angeles	Orange	Riverside	San Bernardino	San Diego	Ventura	CCE
Monday, October 10, 2022	Indigenous Peoples' Day	CLOSED	CLOSED	CLOSED	CLOSED	OPEN	OPEN	OPEN
Friday, November 11, 2022	Veteran's Day	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	OPEN
Thursday, November 24, 2022	Thanksgiving	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
Friday, November 25, 2022	Day after Thanksgiving	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
Monday, December 26, 2022	Christmas Day (Observed)	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
Monday, January 2, 2023	New Year's Day (Observed)	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED

*Last minute changes can occur due to scheduling. Please consult individual Recorder's offices for verification.

To avoid disappointing Buyers and Sellers, please take the dates above into consideration when you are scheduling the close of escrow. As you know we cannot close escrow on a holiday, however it is imperative to consider the time required prior to closing, such as loan funding/Buyers funds to close along with title and escrow having sufficient time to close out, balance the files, disburse proceeds, pay bills and commissions.

Here's an example: In the event you scheduled your closing on the Wednesday before the Thanksgiving holiday, and the lender and/or buyer sends in their funds that day and the file records in the afternoon, the file cannot be disbursed until the following open business day, which in this case is MONDAY! In addition to proceeds and commissions, the Seller's existing loan(s) and/or any other items needing to be paid, also will not be disbursed until that Monday, and sometimes Tuesday. This is why it is so important to be aware of the date negotiated to close.

Contact your Escrow Officer with any questions. We appreciate your business!