HOW IT WORKS

The Escrow Process

A typical closing consists of the following steps, all of which are handled expertly by In-House Escrow & Title:



STEP 01

Purchase Agreement

We open escrow with your signed purchase and sale agreement.

STEP 02

Title Review

We review the title report for vesting, liens and encumbrances.

STEP 03

Loan Documents

We receive and review the loan documents from your lender.

STEP 04

Settlement Statement

We prepare the settlement statement showing every charge and credit.

STEP 05

Title Transfer

We prepare the documents that transfer title to the buyer.

STEP 06

Signings

We set up signings for the buyer and seller.

STEP 07

Closing Funds

We receive the funds to close from the buyer and lender.

STEP 08

County Recording

We send the deed of trust and title transfer documents to the county for recording.

STEP 09

Fund Distribution

We distribute funds to all parties according to the settlement statement.

STEP 10

Sold

The sale is complete and your transaction is closed.