Fidelity National Title

Trusted everywhere, every day.

The Life of an Escrow

BUYER and SELLER enters into a sales agreement

Escrow is opened and earnest money deposited.

Preliminary title report is ordered.

Preliminary title report is received, reviewed, and sent to appropriate parties.

Escrow Officer orders payoff demands, homeowners association information, and any other liens.

Taxes are reviewed and any other requirements shown on the preliminary title report are addressed.

Receive and review returned information from the lien holders, homeowners association, etc.

Application is made for a new loan.

Financing is processed (if applicable).

Loan approval is obtained.

Loan documents and fees are prepared by lender and sent to Escrow Officer.

Escrow is a facilitator to assist all parties in the execution of the transaction.

Review file to determine that all conditions have been met.

Calculate settlement and closing statement. Closing documents are prepared.

Buyers and Sellers sign instruments and funds are taken from the buyer.

Documents are recorded, funds are disbursed, and keys are delivered.

This information is provided for reference purposes only and is deemed reliable but not guaranteed.

