

WHAT IS ESCROW?

Buying or selling a home (or other piece of real property) usually involves the transfer of large sums of money. It is imperative that the transfer of these funds and related documents from one party to another be handled in a neutral, secure and knowledgeable manner. For the protection of buyer, seller and lender, the escrow process was developed.

Escrow can be defined as the process where in one party engaged in the sale, transfer or lease of real or personal property with another person delivers a written instrument, money or other items of value to a neutral third person, called an escrow agent or escrow holder. This third person holds the money or items for disbursement upon the happening of a specified event or the performance of a specified condition. This allows you, as a buyer or seller, to be certain all conditions of sale have been met before property and money change hands.



HOT ESCROW TIPS

- If the seller has an FHA loan to pay off, plan to close by the 25th to avoid paying another month's interest.
- If your escrow period encompasses the property tax due date, consult your Escrow Officer as to the best method of tax payment.
- Funds for closing must be in the form of a wire transfer or cashier's check drawn on a Washington State Bank. If the cashier's check is from an out-of-state bank, we must receive it 24 hours prior to closing. An "official check" will delay your closing.
- Always check with the Lender when your client wants to take title as a trust; most will not lend to a trust. Any transfer to a trust must occur after the close of Escrow.
- Married persons acquiring property separately will be required to sign a Quit Claim deed.
- Homeowners **must** supply Home Owners Association (HOA) information to Escrow, **since** it is not of public record.
- All information provided to Escrow is strictly confidential. All third party inquiries must be authorized by the principals involved.
- Supplemental Taxes are not prorated unless specific instructions are provided by the Seller or Buyer.

Every Experience Matters.