

# An Escrow Roadmap for *Buyers*



Congratulations! Your offer has been accepted, and you're ready to open escrow. So, now what? We've created these easy to understand milestones to help prepare you for the next 30–45 days.



## 1 Escrow Opens

Buyer and seller have agreed to terms and have signed a contract. Buyer's deposit money will go into escrow.



## 2 Receive Opening Package from Escrow

This is paperwork for you to complete, sign, and send back to escrow. Requires information like your social security number, insurance information and vesting information. (How your name will show up on the deed? Are you sharing title with someone else?)



## 3 Complete Due Diligence on the House

Inspections happen. It's important they take place as intended so you are buying what you agreed upon with the seller.



## 6 Receive Estimated Closing Statement

Review all fees and costs of closing.



## 5 Renegotiations and Amendments

May take place at this time. Escrow will send you more paperwork to sign, if needed.



## 4 Organize and Lock In Your Loan with Your Lender

This will be more paperwork with your lender.



## 7 Escrow Receives Loan Documents from Your Lender

Escrow arranges for buyer to sign with a notary. Buyer deposits final funds. Escrow works with buyer's lender to fund the file, meeting any of their remaining conditions. Lender funds and Escrow sets the file to record.



## 8 Closing!

Congratulations!

This is the path of an average escrow transaction and items are subject to change as your unique escrow makes its progression. We pride ourselves on making the process as simple as possible and this guide is to offer you knowledge of what to generally expect.

