



# What is Escrow?

Escrow assures that the transfer of property from one person to another is fair and equitable and begins when the buyer and seller sign a real estate purchase agreement and receipt of deposit. A neutral third party, escrow or title officer, holds the funds until the property has been successfully transferred and oversees that the contract and all escrow instructions have been met.

## What Do I Need to Open Escrow:

- **Seller:** Completed Statement of Information: Name, Address, Telephone numbers (work & home), Fax numbers (work & home), Birth Date, and Social Security Number
- **Buyer:** Completed Statement of Information: Name, Address, Telephone numbers (work & home), Fax numbers (work & home), Birth Date, and Social Security Number
- **Property:** Address and Assessor's Parcel Number (APN), if available
- **Other:** Listing Agent, Selling Agent, New Lender, Estimated COE

## What Do I Need to Close Escrow:

- A title cleared from any liens or judgements
- Property inspected by the Buyer
- Buyer decides how to hold title
- Signed paperwork such as: the buyer's grant deed, the settlement sheet of disbursements, title reports, the deed of trust lender forms, inspection reports, tax statements, and any final escrow instructions or contingency releases

Escrow closes when the new deed is recorded in the buyer's name, the seller gets paid for the home, and all other funds are disbursed.

**SettlementOne Title** understands how important it is for escrow, lenders, and realtors, to close escrow smoothly and in a timely manner. To better serve our clients, we have integrated a detailed curative report with every preliminary report highlighting possible red flags before they disrupt the close of escrow.

## SettlementOne Title Company

provides title insurance services to realtors and lenders nationwide. For over a decade, SettlementOne Title's experienced experts continue to offer superior service, industry leading technology, and reliable, accurate services throughout every step of your real estate transaction.

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