The Life of an Escrow

Prepare Escrow Instructions and Pertinent Documents, Collect Deposit

Obtain Signatures

Order Title Search

Receive and Review Preliminary Report

Order Demands and Request Clarification of Any Other Items and Review Taxes on Report

Receive Demands

WATERMARK Escrow, Inc.

QUALITY - INTEGRITY - DEDICATION

Process Financing

Forward Escrow Insts., Prelim & CC&Rs to Lender

Obtain Loan Approval and Terms

Request Loan Documents

Review File to Determine That All Conditions Have Been Met and That All Documents Are Correct and Available for Signature (Termite Report, Contingencies Released, Fire Insurance Ordered, Secondary Loan Documents Prepared, etc.)

Reconcile File and Have All Remaining Items Executed, Including Loan Documents

Forward Documents to Title Company

Order Recording

Record Documents with County Recorder

Obtain Buyers Funds

Return Loan Documents

Request Funding of Loan

Close File: Prepare Statements and Disburse Funds

Complete Closing, Forward All Final Documents to All Interested Parties, Buyer, Seller, Lender

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