



ESCROW MAP FOR SELLERS

Congratulations! Your offer has been accepted, and you're set to open escrow with The Escrow Group! What happens next? We've put together clear milestones to help you navigate the process and achieve a seamless, on-time close of escrow.



1

Escrow Opens

The buyer's deposit triggers the start of escrow.



2

Order Reports

Share the HOA contact details with Escrow, submit the city report application, and arrange for any necessary inspections.



3

Appraisal & Inspection

Anticipate requests from buyers for inspection & appraisal appointments.



4

Submit Escrow Opening Package

Upon receipt, fill out the initial escrow package to start the transaction process. Consult with your legal professional for guidance and verify that bank details match for title ownership. Note that some documents will need to be notarized.



5

Confirm and finalize

The transaction terms, fees, and costs.



6

Buyer Signs Loan Docs

Escrow helps the buyer and the buyer's lender by arranging for a notary to sign the loan documents. The buyer deposits any remaining funds, and Escrow collaborates with the lender to finalize the funding terms.



7

Buyer's Loan Funds

One day before the close of escrow



8

Congrats! You Closed Escrow

Once the title insurer confirms the recording of the grant deed, a comprehensive calculation and balancing of the transaction are performed after all title funds have been received. Agents will then coordinate the transfer of possession.



9

Seller Proceeds Disbursed

Escrow will provide you with the final statement and, if applicable, tax documents. Ensure you keep these for your records and tax return.

The Escrow Group

320 Golden Shore, Suite 120
Long Beach, CA 90802

562.459.6144

teamcarlo@myescrowgroup.com
www.myescrowgroup.com



Carlo Bautista

Escrow Officer
Phone # 562.459.6234
cbautista@myescrowgroup.com

Amanda Ramirez

Jr Escrow Officer
Phone # 562.459.6258
aramirez@myescrowgroup.com

