



# ESTIMATED Escrow Timeline FOR A TYPICAL 30 DAY ESCROW

## Day 1

- ◆ The agents send the fully signed contract with all Counter Offers and Addendums to escrow officer together with necessary contact information
- ◆ Escrow assigns an escrow number
- ◆ Escrow sends wire instructions to buyer for initial deposit
- ◆ Escrow opens title order with title company
- ◆ Escrow contacts buyer's lender
- ◆ Seller is advised of HOA up-front fee

## Day 3

- ◆ Buyer's initial deposit is due
- ◆ Escrow orders HOA documents after up-front fee has been paid by seller
- ◆ Escrow document packages are sent to buyer and seller

## Day 3-10

- ◆ Buyer and seller return escrow documents to escrow
- ◆ Payoff demands are ordered for seller's existing loans
- ◆ Buyer's Vesting is provided to buyer's lender

## Day 10-20

- ◆ Invoices for home warranty, termite, natural hazard, etc. are submitted to escrow
- ◆ Title report is sent to buyer to review
- ◆ HOA documents are sent to buyer to review
- ◆ Buyer and Escrow are working with buyer's lender to satisfy all prior to doc conditions

## Day 25

- ◆ Loan documents should arrive from buyer's lender
- ◆ Buyer is scheduled to sign loan documents with a notary and any final escrow documents
- ◆ Signed loan documents are sent to buyer's lender for funding review
- ◆ Final documents are sent to seller for signature

## Day 28

- ◆ Buyer wires closing funds to escrow

## Day 29

- ◆ Escrow requests funding of buyer's new loan

## Day 30

- ◆ Escrow sets up file to record with the title company
- ◆ Title advises that the recording or confirmation has taken place



# Congratulations

YOUR ESCROW IS NOW CLOSED

## Day 30-31

- ◆ Escrow disburses the file (this may occur on the day of closing or following business day depending on time of confirmation)

THE  
*Heritage Escrow*  
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