THE LIFE OF AN ESCROW

BUYER SELECTS A REALTOR®

SELLER SELECTS A REALTOR®

BUYER PRE-APPROVED BY LENDER IF NEW LOAN NEEDED

SELLER PREPARES HOUSE FOR SHOWING & SELLING

BUYER VIEWS HOMES WITH REALTOR®

BUYER SELECTS HOME AND SUBMITS CONTRACT WITH LOAN STATUS REPORT (LSR)

SELLER REVIEWS & ACCEPTS CONTRACT FROM **BUYER**

ESCROW OPENED AT *First American* & TITLE COMMITMENT ORDERED

VARIOUS INSPECTIONS ORDERED

INSPECTION REPORTS SENT TO APPLICABLE PARTIES & REVIEWED. NOTIFICATION SENT

TITLE COMMITMENT RECEIVED & APPROVED BY **BUYER**

APPRAISAL ORDERED BY & COMPLETED FOR LENDER

BUYER ADVISES *First American* OF HOME INSURANCE COMPANY

BUYER RECEIVES FINAL LOAN APPROVAL FROM LENDER

LOAN DOCUMENTS PREPARED BY LENDER & SENT TO ESCROW

CLOSING DOCUMENTS COMPILED BY *First American*

SEPARATE APPOINTMENTS SET: **BUYER** & **SELLER** SIGN DOCUMENTS

BUYER DEPOSITS REQUIRED FUNDS

LOAN DOCUMENTS RETURNED TO LENDER FOR REVIEW

First American ENSURES ALL CONTRACT CONDITIONS MET

LENDER "FUNDS LOAN" (SENDS FUNDS TO ESCROW)

DOCUMENTS RECORDED AND ESCROW CLOSED

AFTER RECORDING CONFIRMED, *First American* DISBURSES FUNDS

BUYER RECEIVES KEYS FROM REALTOR®

FINAL DOCUMENTS SENT TO INTERESTED PARTIES