

Signing

Escrow receives loan documents (if applicable) from the Lender and prepares them for the Buyer to sign



When Escrow receives these documents, they prepare a settlement statement and all other legal documents required for transfer of title into buyer's name



Step 1

Once loan docs have been signed, Escrow sends them back to the Lender for review

Step 2



When lender is satisfied with documents and all outstanding loan conditions have been met, lender will notify escrow that they are ready to disburse funds



Step 3

Upon receipt of the wire form the lender, escrow is authorized to transfer documents to county for recording (we know this as docs have been released for recording)

Step 4



Closing does not happen until recording numbers have been received back from county



Step 5