

Seller Tips

Tips for a Successful Escrow Closing for Sellers:

When you receive the package of escrow opening documents, sign and return them promptly. If you would like to meet with your Escrow officer to review the documents, please inform them immediately to schedule an appointment.

Inform your escrow officer of any changes in the property's title, such as divorce, deceased owner, or a trust transfer. This may impact the disbursement of your proceeds at the close of escrow.

If there is solar on the home, inform escrow if it's owned outright. Provide a copy of the solar contract and solar company information upfront. Transfer of solar ownership cannot occur until the seller is current on their payments. Contact the solar company and provide the buyer(s) information to begin the transfer.

Notify your escrow officer if you plan to be out of town during the escrow period or if one party will sign documents with a Power of Attorney.

If your escrow is part of a 1031 tax-deferred exchange, inform your escrow officer and provide the name of the Qualified Intermediary.

Respond to requests from your agent and escrow officer in a timely manner. They are working together to ensure a smooth and on-time closing.

Keep the payments of your existing loans current during escrow. In case of property tax payment due during the escrow period, discuss with your escrow officer to avoid double payments or "holds" on your funds at closing.

Notify your escrow officer if you are involved in negotiations with your existing lenders or legal or estate proceedings that could affect the property, such as a probate sale.

Ensure that inspections or repairs are ordered promptly. Coordinate with your agent and make your property easily accessible for inspectors or appraisers requested by the buyer or their agent.



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