

WHAT IS ESCROW?

ESCROW IS A NEUTRAL 3RD PARTY THAT COLLECTS REQUIRED FUNDS AND PREPARES DOCUMENTS RELATED TO THE CLOSING PROCESS

BUYER & SELLER
ENTER INTO
**SALES
CONTRACT**



FINANCING IS ARRANGED
BUYER'S LENDER IS SECURED, AND LENDER GATHERS REQUIRED INFORMATION, INCLUDING:

- Appraisal
- Credit Report
- Insurance Binder
- Employment
- Mortgage Insurance
- And more!

TITLE REPORT IS ORDERED AND ESCROW BEGINS REQUESTING INFORMATION ON PROPERTY:

TAX INFORMATION

LOAN PAYOFF QUOTES

HOMEOWNER /
MAINTENANCE FEES

INSURANCE INFORMATION

Upon completion of the examination
**PRELIMINARY
TITLE REPORT**
is prepared & emailed to all interested parties

All parties
REVIEW
preliminary title report

TITLE SEARCH AND EXAMINATION

This is a search of public records, and the examination of the documents found that affect the title to the property. Records searched include deeds, mortgages, assessments, CC&Rs, easements, liens, wills, divorce settlements and more!

ESCROW OFFICER REVIEWS:

- Buyer's lender's instructions
- Legal documents
- Instructions from other parties

ESCROW OFFICER PREPARES:

- Escrow documents
- Seller's Closing Disclosure

**LENDER DELIVERS CLOSING
DISCLOSURE TO BUYER**

Buyer's are given
3 DAYS*
to review closing disclosure prior to signing

Escrow
Signing
&
Recording

**KEYS ARE
DELIVERED**



*Please contact your lender to confirm their definition of a business day

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