

To expedite the closing of your real estate escrow, the following items must be completed in a timely manner.

- Select escrow and title companies with ample reserves and a substantial track record in the community. The larger the transaction the more critical is the solvency of the escrow and title company. If you have any concerns, ask for a financial statement.
- Return signed escrow instructions within 7-10 days after escrow is opened.
- Provide the escrow with your exact names as you wish them to appear in the title to the real property, and the manner in which you wish to hold title. The manner in which title is held can have important tax and estate planning consequences. Any questions on title consequences should be addressed to your attorney or CPA.
- Provide the name, address, and phone number of your casualty insurance agent to escrow. Advise your agent of your purchase and insurance requirements in advance, so that he or she can provide a policy when the escrow officer advises that escrow is ready to close.
- Begin shopping for a loan early. If possible, obtain pre-qualification from a lender before purchasing a home to expedite the process.
- Review your loan documents in advance and direct any questions regarding lender fees or interest calculations to your lender prior to closing escrow.
- Be prepared to deposit the balance of funds in the form of a cashier's check or a wire transfer to close escrow.
- Complete your inspection and walk-through of the property prior to escrow closing to make sure that the property has been vacated and all required repairs have been made. Direct any questions on these matters to your real estate agent.
- To avoid delays in closing escrow, arrange in advance with your employer to take time off work to sign loan documents after your lender has provided them to escrow. Some escrow companies will deliver documents for an additional fee.
- Remember, the more prepared you are the smoother the escrow closing will be.