

SOUTHERN CALIFORNIA ESCROW FLOWCHART

Escrow is the depositing of funds and documents by the parties with a neutral third party for delivery upon completion of the terms of the escrow instruction.

When the parties deliver documents and money to the Escrow Officer to be held for further delivery until certain conditions have been met, we say the documents are held "in escrow," or that the parties have "opened an escrow." Each of the principals of the escrow (Seller, Buyer, Lender) will give to the escrow holder written instructions setting out the conditions under which further delivery is to be made. These instructions are usually prepared by the Escrow Officer or the Escrow Assistant from information supplied by the principals or from a contract signed before they arrived at the escrow office.

