



Easy Escrow Guideline

By West Coast Property Bros
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1

You've Found the One—Offer Accepted!

You submit an offer with your best price and terms.

After some negotiation, the seller agrees and both parties sign the contract.

Congratulations! You're now officially under contract.

2

Escrow Is Opened

An escrow company—an impartial third party—is selected (by You or the Seller's) to facilitate the transaction.

They oversee the handling of funds and documents, **ensuring all conditions are met** before the sale is finalized.

Think of escrow as the neutral party that **protects** both buyer and seller throughout the process.

3

Submit Your Earnest Money Deposit (EMD)

You'll send a deposit—typically **1–3%** of the purchase price—into escrow to show you're serious about buying the home.

This amount is credited toward your **down payment** and closing costs at the end of the process.

The escrow company holds the funds securely until the transaction is complete.

4

Home Inspections Begin

Professional inspections are scheduled to evaluate the **condition** of the home.

This is your opportunity to uncover any issues—such as repairs, damage, or safety concerns.

Based on the findings, you may **negotiate** repairs, request a credit, or, in some cases, withdraw from the deal (if allowed by the contract).

5

Appraisal & Final Loan Approval

If you're financing the home, your lender will order an appraisal to confirm the **property's value**.

Simultaneously, your lender will finalize the review of your financial documents and issue final loan approval.

6

Title Search & Insurance

A title company reviews the property's legal history to ensure there are **no liens, unpaid taxes, or ownership disputes**.

Once the title is clear, title insurance is issued to **protect** your ownership rights

7

Final Numbers & Signing Day

The escrow company provides a final settlement statement outlining all **closing costs** and the exact amount needed to complete the purchase.

You'll carefully review the documents, then sign the required paperwork to **finalize** the transaction.

At this stage, legal ownership of the home begins **transferring** to you.

8

Closing Day & Keys Delivered

After all funds have been received and documents recorded with the county, escrow officially closes.

You're now the legal homeowner—and you get the keys!

Need Help? We Got You.

We're here to make this simple and stress-free.

West Coast Property Bros Contact Information



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