

LIFE OF AN ESCROW

hU`VY[]bg`k]h`h`Y`cZyf`UbX`UWVdhUbw`g_]`Z` `mbY[ch]UhYX`Vm`h`Y`fYU`YghUHy`U[Ybhg`fYdfYgYbh]b[`6i`mYf` UbX`GY`Yf`

The Buyer(s)

HYbXYfg`U`k`f]hYb`cZyf`hc`di`fVX`UgY`fbc`UWVdhg`h`Y`GY`Yffg]`Vt`i`bhYf!`cZyfE`UWVt`a`dUb]YX`VmU`[`ccX`ZU]h`XYdcg]h` Ua`ci`bh`

5ddfcj`Yg`UbX`g][`bg`h`Y`YgWck`]bghfi`V]cbg`UbX`ch`Yf`fY`UhYX`]bghfi`a`Ybhg`fYei`]fYX`hc`Vt`a`d`YhY`h`Y` hfUbguV]cb`

5ddfcj`Y`h`Y`dfY`ja`]bUfmfYdcfhcf`h]hY`Vt`a`a`]ha`Ybh`UbX`UbmidfcdYfmiX]gWcgi`fY`cf`]bgdYV]cb`fYdcfh`fYei`]fYX`]b`h`Y`di`fVX`UgY`UbX`gU`Y`U[`fYYa`Ybh`

5ddfcj`Yg`UbX`g][`bg`bYk` `cUb`XcW`a`Ybhg`UbX`Z`Z]`g`UbmY`a`U]b]b[`Vt`bX]h]cbg`Vt`bHU]bYX`]b`h`Y`Vt`bhfUWVt` `YbXYffg]`bghfi`V]cbg`UbX`cf`h`Y`YgWck`]bghfi`V]cbg`

8Ydcg]h`Z`bXg`bYVWggUfmhc`WcgY`h`Y`YgWck`

5ddfcj`Y`UbmVX`Ub[`Yg`Vmig][`b]b[`Ua`YbXa`Ybhg`]b`h`Y`YgWck`]bghfi`V]cbg`

The Lender (when applicable)

5WVdhg`h`Y`bYk` `cUb`Udd`V]h]cb`UbX`ch`Yf`fY`UhYX`XcW`a`Ybhg`Z`ca` `h`Y`6i`nYffg]E`UbX`VY[]bg`h`Y`ei`U`]Z]V]h]cb` d`fcVWgg`

CfXYfg`UbX`fYj`]Yk`g`h`Y`dfcdYfmiUddfU]gU`z`WYX]h`fYdcfh`z`j`Yf]Z]V]h]cb`cZY`a`d`cma`Ybh`z`j`Yf]Z]V]h]cb`cZYdcg]h]g]z` dfY`ja`]bUfmfYdcfh`UbX`ch`Yf`fY`UhYX`]bZ`fa`U]cb`

Gi`Va`]h`h`Y`Ybh]fY`dUW`U[`Y`hc`h`Y``cUb`Vt`a`a`]hY`Y`UbX`#cf`i`bXYfk`f]hYfg`Z`cf`Uddfcj`U`K` \Yb`Uddfcj`YX`z`cUb` Vt`bX]h]cbg`UbX`h]hY`]bgi`fUbW`fYei`]fYa`Ybhg`UfY`YghUV`]g`YX`

hZ`ca`g`6i`nYffg]E`cZ`cUb`Uddfcj`U`hYfa`g`z`Vt`a`a`]ha`YbhYI`d]fU]cb`XUHy`UbX`dfcj`]XYg`U`[`ccX`ZU]h`Ygh]a`UhY`cZ` h`Y`Wcg]b[`Vt`ghg`

8Ydcg]h`h`Y`bYk` `cUb`XcW`a`Ybhg`UbX`]bghfi`V]cbg`k`]h`h`Y`gYhY`a`YbhU[`YbhZ`cf`6i`nYffg]Uddfcj`U`UbX` g][`bU]h`fY`

F`Yj`]Yk`g`UbX`Uddfcj`Yg`h`Y`YI`YW`hY` `cUb`dUW`U[`Y`UbX`Vt`cfX]bUHy`g`h`Y` `cUb`Z`bX]b[`k`]h`h`Y`YgWck` `cZ]WVf`

The Escrow Settlement Officer

F`YW`]j`Y`Ub`cfXYf`Z`cf`YgWck` `UbX`h]hY`gYfj`]Wg`

D`UW`cfXYf`Z`cf`h`Y`dfY`ja`]bUfmfYdcfhcf`h]hY`Vt`a`a`]ha`YbhZ`cf`h`Y`gi`V`YV]d`fcdYfmiZ`ca` :`]XY`]mBU]h]cbU`H]hY`

5Wg`Ug`h`Y`ja`dUf]U`ghU`Y`c`XYf` `cf`XYdcg]hc`fmz`]b`U`Z]Xi`V]UfmW]dUW]mz`Z`cf`U` `XcW`a`Ybhg`UbX`a`cb]Yg` fYei`]fYX`hc`Vt`a`d`YhY`h`Y`hfUbguV]cb`dYf`k`f]hYb`]bghfi`V]cbg`cZ`h`Y`df]bV]dU`g`

DfYdUfY`h`Y`YgWck`]bghfi`V]cbg`UbX`fYei`]fYX`XcW`a`Ybhg`]b`UWVt`fXUbW`k`]h`hYfa`g`cZ`h`Y`gU`Y`

K`]h`h`Y`Ui`h`cf]nU]h]cb`Z`ca` `h`Y`fYU`YghUHy`U[`Ybh`cf`df]bV]dU`z`cfXYfg`XY`a`UbXg`cb`YI`]gh]b[`XYXg`cZ`hfi`gh`UbX`]Ybg`cf`i`X[`a`Ybhg`z`]Z`Ubnf` :`cf`Uggi`a`dh]cb`cf`gi`V`YV]h` `cUbz`cfXYfg`h`Y`VYbYZ]V]Ufng]ghUHy`a`Ybh`cf`Z`ca`U` Uggi`a`dh]cb`dUW`U[`Y`

F Yj]Yk g'XcW a Ybhg'fYVW]j YX]b' h Y'YgWck . 'dfY]a]bUfmfYdcfh'cf'h]hY'Vta a]ha Ybh' dUmCZZ'cf'Uggi a dh]cb' ghUHa Ybhg'z'bYk 'cUb'dUW_U[Y'UbX'ch\Yf'fY'UHfX]bghfi a Ybhg''

F Yj]Yk 'h Y'VtbX]h]cbg]b' h Y''YbXYffg]bghfi Vh]cbg]bW X]b['h Y'\UnUfX'UbX'h]hY']bgi fUbW'fYei]fYa Ybhg''

DfYgYbh'h Y'XcW a Ybhg'z'ghUHa Ybhg'z'cUb'dUW_U[Yf]g'z'Ygh]a UhYX'Wcg]b['ghUHa Ybhg'UbX'ch\Yf'fY'UHfX' XcW a Ybhg'hc'h Y'df]bVdU'fg'Zcf'Uddfcj U'UbX'g][bUhi fY'z'UbX'fYei Yghg'h Y'VU'UbW'cZ'h Y'Vi mYffg'z' bXg''

F YVW]j Y' h Y'dfcWYXg'cZ'h Y''cUbfg'Z'ca 'h Y''YbXYffg''

8YHfa]bYg'k \Yb' h Y'fUbgUW]cb'k]''VY]b' h Y'dcg]h]cb'hc'WcgY'UbX'UXj]gYg'h Y'dUfh]Yg''

5gg]ghYX'Vm]h]hY'dYfgcbbY'z'fYV'fXg'h Y'XYXz'XYX'cZ'f'i gh'UbX'ch\Yf'XcW a Ybhg'fYei]fYX'hc'Vta d'Yh' h Y' fUbgUW]cb'k]h' h Y'7ci bhmFYV'fXYf'UbX'cfXYfg'h Y'h]hY']bgi fUbW'dc]VYg''8YdYbX]b['cb'h Y'dfcdYfmi 'cW]h]cbz'h Y'fYV'fXU]cb'cZ'h Y'XcW a Ybhg'a UmicWV'f'UZ'f'h Y'Wcg]b['XUH''

7'cgY'h Y'fUbgUW]cb'VmdfYdU]b['h Y'Z]bU'gYh]hY' Ybhg'ghUHa Ybhg'z'X]gVi fg]b['h Y'dfcWYXg'hc'h Y'GY''Yfz' dUm]b['cZ'h Y'Yi]gh]b['YbW a V'fUbW'g'UbX'ch\Yf'cV'] [Uh]cbg''

8Y']j Yf' h Y'Uddfcdf]UH' ghUHa Ybhg'z'z' bXg'UbX'fYa U]b]b['XcW a Ybhg'hc'h Y'df]bVdU'g'z' U[Ybhg'UbX'cf''YbXYfg''

The Seller(s)

5WVdh'oi mYffg' CZZ'f'hc'Di fVW'UgY'UbX']b]h]U' [ccX'Z]h' XYdcg]h'hc'cdYb'YgWck ''

Gi Va]h'XcW a Ybhg'UbX']bZ'ca Uh]cb'hc'YgWck '\c'XYfz'gi W' Ug. 'UXXfYggYg'cZ']Yb '\c'XYfgz'hU]fYV]dhg'z' Yei]da Ybh'k UffUb]h]Yg'z'\ca Y'k UffUb]h]mV'bfUW]g'z' Ubm'YUgYg'UbX'#cf'fYbhU'U[fYYa Ybhg''

5ddfcj Yg'UbX'g][bg'h Y'YgWck]bghfi Vh]cbg'z' [fUbh'XYX'UbX'ch\Yf'fY'UHfX'XcW a Ybhg'fYei]fYX'hc'Vta d'Yh' h Y' fUbgUW]cb''

CfXYfg]bgdYVh]cbg'z'fYVW]j Yg'WVUfUbW'g'UbX'Uddfcj Yg'Z]bU'fYdcfhg'UbX'#cf'fYdU]fg'hc'h Y'dfcdYfmiUg'fYei]fYX' Vm]h Y'hYfa g'cZ'h Y'di fVW'UgY'UbX'gU'Y'U[fYYa Ybh'fB'Ydcg]h'fYVW]dht''

: i 'z'g'Ubmi'fYa U]b]b['VtbX]h]cbg'gdYV]Z]YX]b' h Y'Vtbh'fUW]h'UbX'#cf'YgWck]bghfi Vh]cbg'/Uddfcj Yg'h Y'dUmCZZ' XYa UbXg'UbX'#cf'VYbYZ]VUfm]g'ghUHa Ybhg''

5ddfcj Y'Ubmi]Z]bU'VW'Ub[Yg'Vm]g][b]b['Ua YbXa Ybhg'hc'h Y'YgWck]bghfi Vh]cbg'cf'Vtbh'fUW]''

Fidelity National Title

F YVW]j Y'Ub'cfXYf'Zcf'h]hY'gYfj]W''

9I Ua]bYg'h Y'di V']WfYV'fXg'UZZYVh]b['h Y'fYU' dfcdYfmiUbX']ggi Yg'U'dfY]a]bUfmfYdcfh'cf'h]hY'Vta a]ha Ybh''

8YHfa]bYg'h Y'fYei]fYa Ybhg'UbX'XcW a Ybhg'bYXYX'hc'Vta d'Yh' h Y'fUbgUW]cb'UbX'UXj]gYg'h Y'YgWck ' gYh]hY' Ybh'cZ]W'f'UbX'#cf'U[Ybhg''

F Yj]Yk g'UbX'Uddfcj Yg'h Y'g][bYX'XcW a Ybhg'z'fY'YUgYg'UbX'h Y'cfXYf'Zcf'h]hY']bgi fUbW'z'df]cf'hc'h Y'Wcg]b[' XUH''

:]XY]miBU]h]cbU']h]hY'fYV'fXg'h Y'g][bYX'XcW a Ybhg'k]h' h Y'7ci bhmFYV'fXYf]g'cZ]W'UbX'dfYdUfYg'hc']ggi Y' h Y' h]hY']bgi fUbW'dc]VYg''