

Escrow Worksheet

BUYER



*First American
Title Insurance Company*

NAME _____

	LINE	SENT	RECEIVED
Seller's Property Disclosure to Buyer (SPDS)	131-133		
Opening Escrow Letter to Title Company / Expectation Agreement			
Escrow Opened with Completed Contract & Commission Agreement			
Earnest Money Receipt			
Identity Statement			
Deed / Affidavit of Value			
Note			
Deed of Trust			
Amended Instructions			
Approval of Title Commitment	94-103		
Loan Application / Rate Locked			
Appraisal Ordered	59-61		
Verification of Employment			
Verification of Bank Deposits			
Credit Report Ordered / Fee Paid			
Conditional Loan Approval			
Loan Approval by Underwriter			
Inspection	182-194		
Wood Infestation Inspection	198-202		
Septic Inspection	213-214		
Fire Insurance			
Buyer Notified of Closing Date / Time			
Closing Funds Needed - Certified Check or Wire			
Proof Pre-audit			
Final Walk-Thru (New Construction - Certificate of Occupancy Completed)			
Verification of Recordation at COE			
Keys, Garage Door Openers, etc. to Buyer			

COMPLIMENTS OF

First American Title Insurance Agency

PROPERTY ADDRESS _____
 SELLER _____ **LINE 16** CLOSE OF ESCROW (COE) DATE _____
 BUYER _____ **LINE 388** CONTRACT ACCEPTANCE DATE _____

UNLESS OTHERWISE INDICATED, DUE DATES ARE BASED ON THE NUMBER OF DAYS FROM CONTRACT ACCEPTANCE DATE. "DAYS" ARE CALENDAR DAYS.

LINE	ITEM	DUE	DELIVERED
50-88	FINANCING		
50-53	Loan Contingency	_____	_____
54-58	Unfulfilled Loan Contingency.....	_____	_____
59-61	Appraisal Contingency	_____	_____
62-63	Loan Status Report.....	_____	_____
64-66	Loan Application.....	_____	_____
89-130	TITLE AND ESCROW		
94-103	Title Commitment—First American delivers to Buyer	_____	_____
98-99	Disapproved Exception(s)—Buyer delivers to Seller within 5 days of receipt of Title Commitment	_____	_____
131-162	DISCLOSURES		
131-133	(SPDS)—Sellers Property Disclosure Statement within 5 days	_____	_____
134-139	Insurance Claims History within 5 days	_____	_____
140-145	Lead-Based Paint Disclosure within 5 days	_____	_____
154-158	Affidavit of Disclosure within 5 days	_____	_____
159-162	SELLER'S NOTICE OF CHANGES		
159	Notice—Seller delivers to buyer immediately.....	_____	_____
162	Disapproved Item(s)—Buyer delivers to Seller within 5 days of receipt of notice	_____	_____
	H.O.A. / CONDOMINIUM / P.U.D. ADDENDUM		
E	Pertinent Information per Contract—Seller delivers to Buyer no later than 10 days after contract acceptance	_____	_____
G	Disapproved Item(s)—Buyer delivers to Seller within 5 days of receipt of information	_____	_____
F	50 units or more: written notice of pending sale—Seller sends to HOA within 5 days	_____	_____
217-220	SWIMMING POOL BARRIER REGULATIONS		
217-219	Buyer investigates all regulations and agrees to compliance within 10 days <input type="checkbox"/> or ____ days	_____	_____
182-270	DUE DILIGENCE INSPECTIONS* (Within 10 days of contract or agreed-upon period)		
234-237	Disapproved Item(s)—Buyer delivers to Seller within 10 days <input type="checkbox"/> or ____ days	_____	_____
238-240	Seller's Response to Notice***—Seller delivers to Buyer within 5 days <input type="checkbox"/> or ____ days of receipt of Notice	_____	_____

*INSPECTION ITEM(S)	INSPECTION ORDERED	INSPECTION COMPLETED	BUYER'S NOTICE TO CORRECT		***SELLER'S RESPONSE TO NOTICE	
			DUE	DELIVERED	DUE	DELIVERED

Note: This tracking log is furnished as a courtesy to First American Title's friends and customers. It is not intended as an interpretation or modification of the terms of the Purchase Agreement. In all cases, refer to the original accepted Purchase Contract for conditions and requirements.