

Escrow File Checklist

The following items are needed in the file for the closing of the sale.

- Eight-Page Purchase Contract & Receipt for Deposit & Counters
- Affidavit of Foreign/Non-Foreign Status (if applicable)
- Environment Hazard Booklet
- Lead-Based Paint (SFR pre-1978)
- Transfer Disclosure Statement
- Smoke Detector Statement
- Geological & Flood Disclosure
- Earthquake Preparedness Form (SFR pre-1960)
- Escrow Instructions and all Amendments
- Walk-thru Inspection Sign-off (optional)
- Physical Inspection Report/Home Warranty (optional)
- Termite Report & Completion
- Mortgage Lender/Pre-qualified Buyer



Note: Develop a relationship with a lender who will quickly pre-qualify a potential buyer. This will eliminate taking your house off the market only to find that the buyer is not qualified.



HelpDesk Line:
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