SPECIALTY ESCROW

Holding escrows

A holding escrow is the simplest form of what we do: money or documents parked with a licensed neutral party under signed instructions, released only when the agreed conditions are met. No sale required.

When people use one

Repairs promised after a closing, funds waiting on a permit or a release, disputed amounts held while parties work something out, or documents that should only be delivered when a condition is satisfied. If two parties need a trusted middle, a holding escrow fits.

How it works

Both parties sign instructions that spell out exactly what is held, what conditions trigger release, and to whom the release goes. We hold the funds in trust and act only on those instructions. Changes require both signatures, which is the point.

Frequently asked

How long can a holding escrow stay open?

As long as the instructions allow. Good instructions include an end date and what happens if the condition is never met.

What does it cost?

It depends on what is held and for how long. Call with the details and we will quote it plainly: (714) 544-6525.

Can one side change the terms?

No. The instructions are a two-party agreement. We act only on what both sides signed.