FOR SELLERS

# The home seller's guide to escrow

As the seller, escrow mostly needs three things from you: complete disclosures early, sign the grant deed with a notary, and tell us how you want your proceeds. We order your loan payoffs and clear the file for closing.

## Payoffs and demands

Any loan or line of credit on the property gets paid off through escrow. We order payoff demands early, verify them line by line, and update them before closing so there are no surprises. Demand processing is a published $30 per payoff.

## Documents you will sign

The grant deed transfers title and must be notarized. You will also sign escrow instructions and any HOA or disclosure paperwork the sale requires. Document prep is a published $50 per document.

## Your proceeds

After recording, your net proceeds go out by wire, usually the same day or the next business day. Your closing statement shows every line: price, payoffs, fees, prorations, and the net to you.

## Frequently asked

**When is the sale final?**
When the deed records with the county. Escrow confirms recording, closes the file, and releases proceeds.

**Do I attend the closing?**
California closings do not have a closing table. You sign with a notary days earlier, and recording day happens at the county.

**What does escrow cost the seller?**
The same published formula as the buyer: $300 plus $2.15 per $1,000, your side, plus small flat items your file actually uses.

General information for California consumers, not legal or tax advice. Fees quoted are from the published Alliance Mutual Escrow schedule.