

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`]a`]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`UbmfYa`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` dfcVWgg`

CfXYfg`UbX`fYj`]Yk`g`h`Y`dfcdYfmiUddfU]gU`z`WYX]h`fYdcfhz`j`Yf]Z]V]h]cb`cZYa`d`cma`Ybh`j`Yf]Z]V]h]cb`cZYdcg]h]g]t`z` dfY`]a`]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`UbX`#cf`i`bXYfk`f]hYfg`Z`cf`Uddf`cj`U` `K` \Yb`Uddf`cj`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`Uddf`cj`U`hYfa`g`z`Vt`a` a`]ha`Ybh`YI`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`Ybh`U[`Ybh`Z`cf`6i`nYffg]Uddf`cj`U`UbX` g][`bU]h`fY`

F`Yj`]Yk`g`UbX`Uddf`cj`Yg`h`Y`YI`YW`hYX`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`]a`]bUfmfYdcfhcf`h]hY`Vt`a` a`]ha`Ybh`Z`cf`h`Y`gi`V`YV]h]dfcdYfmiZ`ca` `:]XY`]mBU]h]cbU`H]hY`

5Wg`Ug`h`Y`]a`dUfh]U`ghU`Y`c`XYf`cf`XYdcg]h]cfmz`]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`XYa`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]c`cUb`z`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'Wta a]ha Ybh'z'dUmCZZ'cf'Uggi a dh]cb' ghUHYa Ybhg'z'bYk 'cUb'dUW_U[Y'UbX'ch\Yf'fY'UHfX]bghfi a Ybhg''

F Yj]Yk 'h'Y'WtbX]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'ghUHYa Ybhg'z'cUb'dUW_U[Yf]g'z'Ygh]a UHfX'Wcg]b['ghUHYa Ybhg'UbX'ch\Yf'fY'UHfX' XcW a Ybhg'hc'h'Y'df]bV]dU'fg'Z'cf'Uddfcj U'UbX'g][bUhi fY'z'UbX'fYei Yghg'h'Y'VU'UbW'cZ'h'Y'Vi nYffg'z' bXg''

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

8YHfya]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]h'Y'dYfgcbbY'z'fYV'fXg'h'Y'XYXz'XYX'cZ'fhi gh'UbX'ch\Yf'XcW a Ybhg'fYei]fYX'hc'Wta 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 UmicVW'f'UZ'f'h'Y'Wcg]b['XUH''

7'cgY'h'Y'fUbgUW]cb'VmdfYdU]b['h'Y'Z]bU'gYH'Ya Ybhg'ghUHYa 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'] [U]h]cbg''

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

The Seller(s)

5WVdh'oi nYffg' CZZYf'hc'Di fVUgY'UbX']b]h]U' [ccX'Z]h' XYdcg]h'hc'cdYb'YgWck ''

Gi Va]h'XcW a Ybhg'UbX']bZ'ca U]h]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]V'bfUW]g'z'Ubmi'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'Wta 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'h'fya g'cZ'h'Y'di fVUgY'UbX'gU'Y'U[fYYa Ybh'fBYdcg]h'fYVW]dh'z''

: i 'z'g'Ubmi'fYa U]b]b['WtbX]h]cbg'gdYV]Z]YX]b' h'Y'Wtbh'fUW]h'UbX'#cf'YgWck]bghfi Vh]cbg'/Uddfcj Yg'h'Y'dUmCZZ' XYa UbXg'UbX'#cf'VYbYZ]V]Ufm]g'ghUHYa Ybhg''

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

Fidelity National Title

F YVW]j Y'Ub'cfXYf'Z'cf'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'Wta a]ha Ybh''

8YHfya]bYg'h'Y'fYei]fYa Ybhg'UbX'XcW a Ybhg'bYXYX'hc'Wta d'YH' h'Y'fUbgUW]cb'UbX'UXj]gYg'h'Y'YgWck ' gYH'Ya 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'Z'cf'h]hY']bgi fUbW'z'df]cf'hc'h'Y'Wcg]b[XUH''

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