Buyer's offer is accepted and escrow is opened Buyer's Earnest Money Deposit is deposited by Escrow Holder Preliminary Title Report is ordered Buyer and Seller sign Escrow Holder draws and return escrow supinstructions and plemental instructions documents and disperses for signing Escrow Holder provides title statement with document for the title officer to Escrow Holder reviews complete judgement search ncierge preliminary report, orders demands and ESCROW SOUTH BAY, INC. clears title issues Escrow Holder provides lender with lender conditions Escrow Holder reviews Escrow Holder satisfies all demands and loan conditions and orders documents loan documents Escrow Holder reviews files to verify all conditions have been met. Verifies all reports, new insurance, homeowner's association information and data on liens are complete. Prepares additional documents, if needed Escrow Holder receives new loan documents from lender New loan documents are signed and Escrow Holder returns executed loan package and conditions to lender Buyer's funds are deposited with Escrow Holder Escrow Holder reviews file, verifying that all documents are properly executed, that funds are in escrow and all conditions are met Escrow Holder requests funds from lender Escrow Holder and title company review title insurance requirements Escrow Holder has lender wire funds to title company Escrow Holder sets up file for recording with title company Record deed, close file, prepare statements, disburse funds and prepare 1099 report