

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`UbmY`a` 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`]W]cb`UbX`ch`Yf`fY`UhYX`XcW`a` Ybhg`Z`ca` `h`Y`6i`nYffg]E`UbX`VY[]bg`h`Y`ei`U`]Z]W]cb` dfcVWgg`

CfXYfg`UbX`fYj`]Yk`g`h`Y`dfcdYfmiUddfU]gU`z`WYX]h`fYdcfhz`j`Yf]Z]W]cb`cZYa`d`cma`Ybh`j`Yf]Z]W]cb`cZYdcg]h]g]z` dfY`]a`]bUfmfYdcfhUbX`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`Y`UbX`#cf`i`bXYfk`f]hYfg`Zcf`Uddfcj`U` `K` \Yb`Uddfcj`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`Uddfcj`U`hYfa`g`z`Vt`a` a`]ha` YbhYI`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` YbhU[`YbhZcf`6i`nYffg]Uddfcj`U`UbX` g][`bU]h`fY`

F`Yj`]Yk`g`UbX`Uddfcj`Yg`h`Y`YI`YW`hY`c`Ub`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`Zcf`YgWck` `UbX`h]hY`gYfj`]Wg`

D`UW`cfXYf`Zcf`h`Y`dfY`]a`]bUfmfYdcfhcf`h]hY`Vt`a` a`]ha` YbhZcf`h`Y`gi`V`YV]dfcdYfmiZ`ca` `:]XY`]mBU]cbU`H]hY`

5Wg`Ug`h`Y`]a`dUfh]U` `ghU`Y`c`XYf` `cf`XYdcg]hcfmz`]b`U`Z]Xi`V]UfmW]dUW]mz`Zcf`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]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`Ubnf` `cf`Uggi`a`dh]cb`cf`gi`V`YV]hc` `cUbz`cfXYfg`h`Y`VYbYZ]V]Ufnf]g]ghUHy`a`Ybhcf`Z`fa`U` Uggi`a`dh]cb`dUW]U[`Y`

F Yj]Yk g'XcW a Ybhg'fYVW]j YX]b' h Y'YgWck . 'dfY]a]bUfmfYdcf'cf'h]hY'Wta a]ha Ybh' dUmCZZ'cf'Uggi a dh]cb' ghUHa Ybhg'z' bYk 'cUb' dUW U[Y'UbX' ch\Yf' fY'UH\X]bghf' a Ybhg''

F Yj]Yk 'h Y'WtbX]h]cbg']b' h Y''YbXYffg']bghf' V]cbg']bW X]b['h Y'\ UnUfX'UbX'h]hY']bgi fUbW' fYei]fYa Ybhg''

DfYgYbh'h Y' XcW a Ybhg'z' ghUHa Ybhg'z' cUb' dUW U[Yf]g'z' Ygh]a UhYX'Wcg]b['ghUHa Ybhg' UbX' ch\Yf' fY'UH\X' XcW a Ybhg' h' h Y' df]bV]dU'fg'z' Cf' Uddfcj U' UbX' g] bUhi fYz' UbX' fYei Yghg' h Y' VU'UbW' cZ h Y' Vi nYffg' z' bXg''

F YVW]j Y' h Y' d'fcWYXg' cZ h Y' cUb'fg'z' Z'ca 'h Y''YbXYffg'z''

8YHfa]bYg' k \Yb' h Y' f'fUbgUW]cb' k]''VY]b' h Y' d'cg]h]cb' h' W'cgY' UbX' UX]]gYg' h Y' dUfh]Yg''

5gg]ghYX' Vm]h]h Y' dYfgcbbY'z' fYV'fXg' h Y' XYYXz' XYYX' cZ h f' gh'UbX' ch\Yf' XcW a Ybhg' fYei]fYX' h' W'ca d'YH' h Y' f'fUbgUW]cb' k]h' h Y' 7ci bhm'fYV'fXYf' UbX' cfXYfg' h Y' h]h Y']bgi fUbW' dc']VYg'' 8YdYbX]b['cb' h Y' d'fcdYf'hm' c'W]h]cbz' h Y' fYV'fXU]cb' cZ h Y' XcW a Ybhg' a UmicVW' f' UZ'Yf' h Y' W'cg]b['XUH''

7'cgY' h Y' f'fUbgUW]cb' Vmd'fYdUf]b['h Y' Z]bU' gYH'Ya Ybhg'ghUHa Ybhg'z' X]gVi fg]b['h Y' d'fcWYXg' h' 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' ghUHa Ybhg'z' z' bXg' UbX' fYa U]b]b['XcW a Ybhg' h' h Y' df]bV]dU'g'z' U[Ybhg' UbX'#cf''YbXYfg''

The Seller(s)

5VWdh'oi nYffg' CZZYf' h' Di fVW'UgY' UbX']b]h]U' [ccX' Z]h' X'Yd'cg]h' h' cdYb' YgWck ''

Gi Va]h'XcW a Ybhg' UbX']bZ'ca U]h]cb' h' YgWck 'c'XYfz' gi W' Ug. 'UXX'fYggYg' cZ']Yb 'c'XYfgz' hU] fYV']dhg'z' Yei]da Ybh'k Uff'Ub]h]Yg'z' \ca Y'k Uff'Ub]hm'V'bfUW]g'z' Ubm' YUgYg' UbX'#cf' fYbhU' U[fYYa Ybhg''

5ddfcj Yg' UbX' g] b'g' h Y' YgWck ']bghf' V]cbg'z' [fUbh'XYYX' UbX' ch\Yf' fY'UH\X' XcW a Ybhg' fYei]fYX' h' W'ca d'YH' h Y' f'fUbgUW]cb''

CfXYfg']bgd'YV]cbg'z' fYVW]j Yg' VVUf'UbW'g' UbX' Uddfcj Yg' Z]bU' fYdcf'hg' UbX'#cf' fYdU]fg' h' h Y' d'fcdYf'hm]Ug' fYei]fYX' Vm]h Y' h'Yfa g' cZ h Y' di fVW'UgY' UbX' gU'Y U[fYYa Ybh'f'BYd'cg]h' fYVW]dh'z''

: i 'z' g' Ubm'fYa U]b]b['W' bX]h]cbg' gdYV]Z]YX']b' h Y' W'bfUW]h' UbX'#cf' YgWck ']bghf' V]cbg' / Uddfcj Yg' h Y' dUmCZZ' XYa UbXg' UbX'#cf' VYbYZ]V]Ufm]g' ghUHa Ybhg''

5ddfcj Y' Ubm]Z]bU' W'Ub[Yg' Vm]g] b]b['Ua YbXa Ybhg' h' h Y' YgWck ']bghf' V]cbg' cf' W'bfUW]'

Fidelity National Title

F YVW]j Y' Ub' cfXYf' Z'cf' h]h Y' gYfj]W''

9I Ua]bYg' h Y' di V']WfYV'fXg' UZZYV]b['h Y' fYU' d'fcdYf'hm]UbX']ggi Yg' U' dfY]a]bUfmfYdcf'cf'h]hY'Wta a]ha Ybh''

8YHfa]bYg' h Y' fYei]fYa Ybhg' UbX' XcW a Ybhg' b'YXYX' h' W'ca d'YH' h Y' f'fUbgUW]cb' UbX' UX]]gYg' h Y' YgWck ' gYH'Ya Ybh'cZ]W'f' UbX'#cf' U[Ybhg''

F Yj]Yk g' UbX' Uddfcj Yg' h Y' g] b'YX' XcW a Ybhg'z' fY'YUgYg' UbX' h Y' cfXYf' Z'cf' h]h Y']bgi fUbW'z' df]cf' h' h Y' W'cg]b[XUH''

Fidelity National H]h Y' fYV'fXg' h Y' g] b'YX' XcW a Ybhg' k]h' h Y' 7ci bhm'fYV'fXYf'g' cZ]W' UbX' dfYdUfYg' h']ggi Y' h Y' h]h Y']bgi fUbW' dc']VYg''