

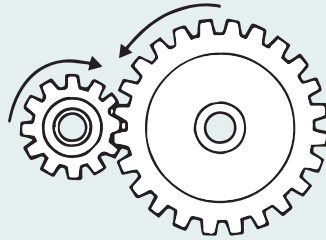
The Difference Between **TITLE & ESCROW**



TITLE



ESCROW



Whether it is your first time or fifth time buying home, the process comes with a tremendous amount of moving parts. And, that includes third-party companies that represent both the buyer and seller.

Do you know the difference between Title and Escrow? If you don't, you're not alone. Many people use the terms interchangeably, which isn't accurate. They are two very different parts of the real estate transaction.

Here is a quick overview that will help you understand the differences and how the two fit together during your home-buying journey.

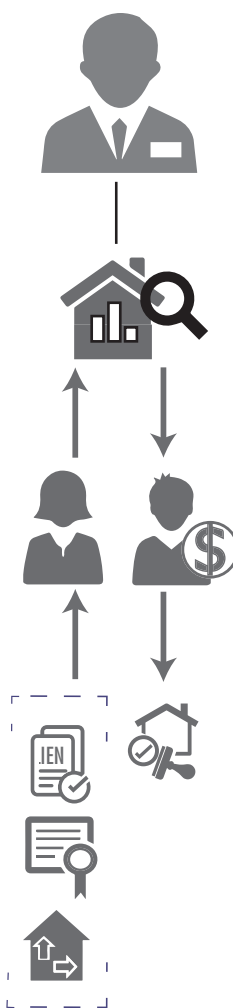
ROLE OF TITLE

The Researcher.

- Take into account background information about the property that is being purchased.
- Transfer the actual property ownership between a seller and buyer.

Information they gather...

- Does the seller own the property and can they transfer the ownership of the property to the potential buyer?
- Are the property lines correct?
- Are there any liens that need to be addressed?



ROLE OF ESCROW

The Gatekeeper.

- Manage all crucial documents that are needed to close.
- Where all of the research is executed upon.

Role with the buyer and seller...

- Works with buyer and seller to prepare documents that are needed for the transaction.
- Coordinates with lender to get the right information so that the loan documents arrive in a timely manner.
- Oversees the financial aspect of a real estate transaction, including:
 - » Lender's loan documents
 - » Legal documents that are required to close and record the sale

