

What Escrow Needs from The Seller

SELLER'S REQUIRED INFORMATION:

This form requests information such as lien information, property information, vesting, forwarding address after close of escrow, qualifications for discounts, etc.

STATEMENT OF INFORMATION:

You may be asked to complete a statement of information. This form will request information from you (and your spouse, if married) to distinguish you from other people with similar names that may come up in the title search process. Information requested will include full name, birthdate, social security number, place of birth, and citizenship information.

EXISTING LIEN HOLDERS:

You will need to provide the names and contact information for all lien holders, if any exist.

IDENTIFICATION:

Don't forget to bring a valid photo ID with you for the closing appointment. A current driver's license is preferred.

WIRING INFORMATION:

Yavapai Title Agency can wire any proceeds directly to your bank account. Contact your Escrow Officer to provide the proper wiring instructions.

RECEIPTS:

Bring receipts or invoices for any repairs, etc. that are to be paid at closing.

POWER OF ATTORNEY:

If any one of the sellers will be unavailable to sign the escrow documents, notify your Real Estate Agent immediately. Your Agent will notify us. Yavapai Title Agency will need to approve the Power of Attorney in advance. Please provide a copy as early in the transaction as you know it will be needed.

ADDITIONAL OWNERSHIP INFORMATION (IF APPLICABLE):

If title to the property is held in anything other than an individual or couple's names (i.e. a trust, LLC, or corporation), you may be required to bring additional documentation. Ask your Escrow Officer for details.

