



Home Buyer's Escrow FAQ

Q: How long does the escrow process typically take?

A: The duration of the escrow process can vary, but it usually takes around 30 to 45 days from the acceptance of the offer to the closing of the deal. Factors like financing approval, inspections, and negotiations can impact the timeline.

Q: What fees are typically involved in the escrow process?

A: Buyers in California may encounter various fees during the escrow process, including escrow fees, title insurance, home inspection fees, and closing costs. It's essential to review the estimated closing costs provided by your escrow officer.

Q: Can I choose my own escrow company in California?

A: In California, the choice of escrow company is typically negotiable between the buyer and seller. However, it's common for the party initiating the transaction to suggest an escrow company, which can be accepted or negotiated by the other party.



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Q: What is the role of the Escrow Officer throughout the process?

A: The escrow officer plays a crucial role in facilitating the transaction. They act as a neutral intermediary, ensuring that all conditions of the agreement are met, coordinating document signings, and handling the transfer of funds to complete the sale.

Q: Can I conduct a final walkthrough of the home before the escrow closes?

A: Yes, it's advisable to conduct a final walkthrough of the property before the closing date. This allows the buyer to ensure that the property is in the agreed-upon condition and that any negotiated repairs have been completed.

Q: How is the earnest money deposit (also known as the initial deposit) handled?

A: The earnest money deposit is typically submitted to the escrow company upon acceptance of the offer. It is held in an escrow account and applied towards the buyer's down payment or closing costs at the time of closing.