



Escrow File Checklist

Here is a handy checklist of items that will need to be in your escrow file before the closing of your real estate transaction. Please contact your **Lawyers Title** escrow officer if you have any questions.

- Purchase contract, counters, addendums and receipt for deposit
- Affidavit of foreign/non-foreign status (if applicable)
- Environmental hazard booklet
- Lead-based paint (SFR pre-1978)
- Transfer disclosure statement
- Smoke detector statement
- Geological and flood disclosure
- Earthquake preparedness form (SFR pre-1960)
- Escrow instructions and all amendments
- Walk-thru inspection sign-off (optional)
- General home inspection
- The inspection process
- Closing statement
- Mortgage lender/pre-qualifying buyer

