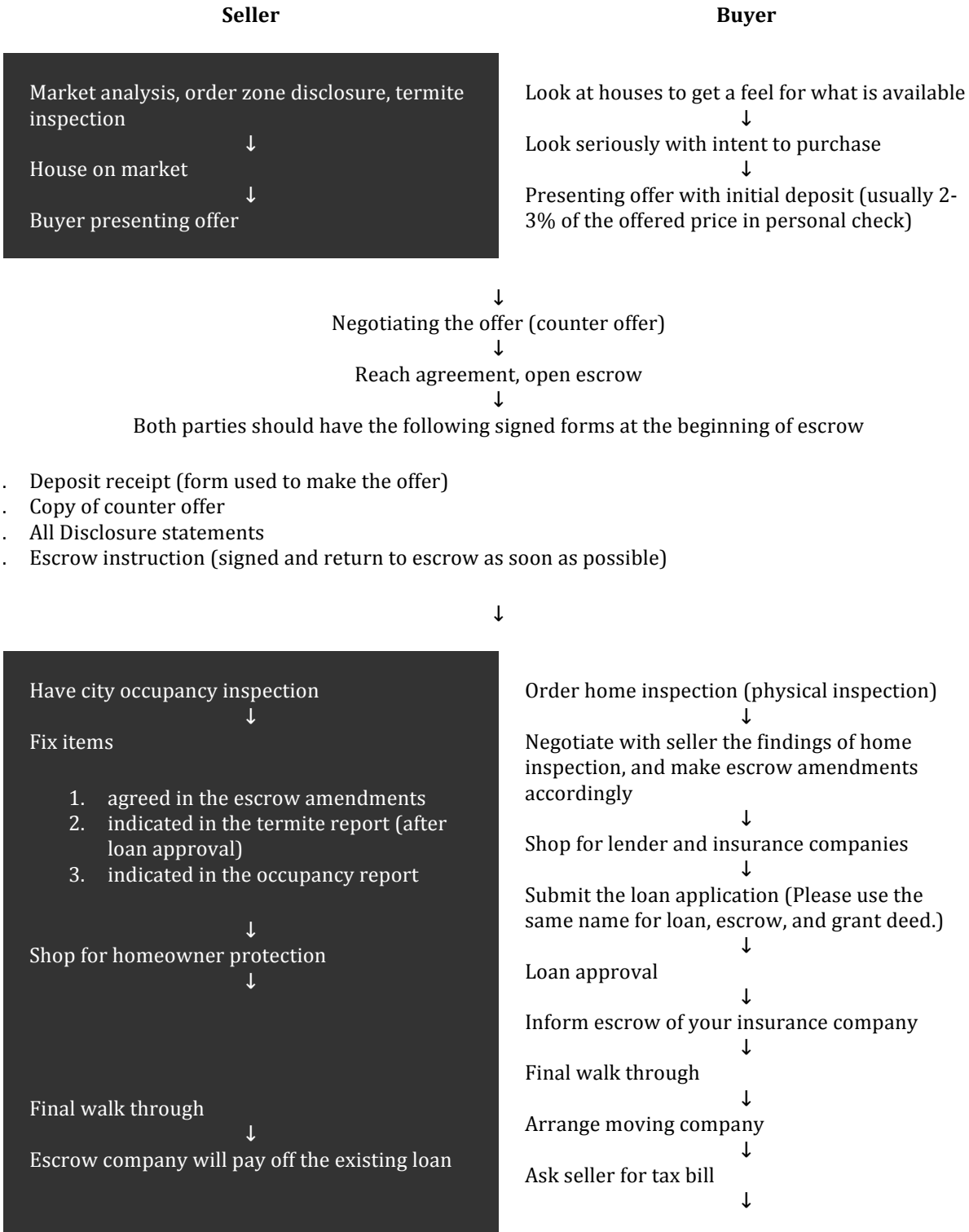


Typical Flow of an Escrow

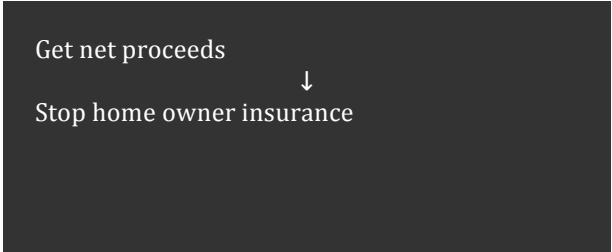




Three working days before close of escrow, deposit the balance of down payment into escrow with cashier's check



Close of escrow, get the keys and Hallelujah!



Get net proceeds



Stop home owner insurance

Buyer should receive recorded grand deed, title policy and homeowner protection plan in a month.



If buyer doesn't receive the new tax bill by early October, call county office.



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