



# BRIGHTON ESCROW INC.

970 Artesia Blvd. • Hermosa Beach, CA 90254  
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## BUYER'S ESCROW INFORMATION SHEET

Escrow No.: \_\_\_\_\_ Property Address: \_\_\_\_\_

PLEASE FILL OUT THIS FORM COMPLETELY AND RETURN TO OUR OFFICE AS SOON AS POSSIBLE AS IT WILL ASSIST US IN THE ADMINISTRATION OF YOUR TRANSACTION.

1. Home Phone Number: (\_\_\_\_) \_\_\_\_\_ 1st Party Work Phone Number: (\_\_\_\_) \_\_\_\_\_  
 Fax Number if available: (\_\_\_\_) \_\_\_\_\_ 2nd Party Work Phone Number: (\_\_\_\_) \_\_\_\_\_  
 1st Party Cell Number: (\_\_\_\_) \_\_\_\_\_ 2nd Party Cell Number: (\_\_\_\_) \_\_\_\_\_  
 1st Party Email: \_\_\_\_\_ 2nd Party Email: \_\_\_\_\_  
 Buyer(s) current mailing address: \_\_\_\_\_

2. Buyer(s) mailing address after close of escrow: \_\_\_\_\_

3. Re: Buyer(s) vesting to be placed on Grant Deed. Please print your name exactly as you wish it to appear of record: **(PLEASE BE ADVISED YOU WILL BE REQUESTED TO SIGN EXACTLY AS YOUR NAME APPEARS.)** Also you will need a photo id in this name for notary purposes.

Please mark appropriate choice(s)

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| _____ Husband and Wife               | _____ Registered Domestic Partners |
| _____ A Single Man (Never Married)   | _____ Unmarried Man                |
| _____ A Single Woman (Never Married) | _____ Unmarried Woman              |
| _____ A Widow                        | _____ A married Man                |
| _____ A Widower                      | _____ A married Woman              |
|                                      | _____ Other                        |

As:

- \_\_\_\_\_ Community Property or \_\_\_\_\_ Community Property with Right of Survivorship  
 \_\_\_\_\_ Joint Tenants  
 \_\_\_\_\_ Tenants In Common **(Please give interest amount)**  
 \_\_\_\_\_ Sole and Separate Property **If married, a Quitclaim Deed, Statement of Information and appropriate Instructions will need to be submitted. Please provide name of spouse: \_\_\_\_\_**  
 \_\_\_\_\_ Partnership (Limited or General) **Please provide us with copies of your official Partnership Agreements.**  
 \_\_\_\_\_ Corporation (California or other state) **Please provide us with a copy of Corporate Resolution**

**\* See next page for additional vesting/holding title information\* \***

4. New loan Buyer(s) are applying for: **(Please note that the manner in which you and your lender choose to provide loan funds and necessary closing funds may effect the closing date as well as final disbursement as a result of the "Good Funds Law" AB512, effective Jan. 1, 1990 Funds)**

Name of Lender/Mortgage Broker: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone Number: (\_\_\_\_) \_\_\_\_\_

Fax Number: (\_\_\_\_) \_\_\_\_\_

5. New Insurance Information: **(Please note that obtaining insurance may be a lengthy process, please attend to this matter ASAP. If you are obtaining new loan(s), please note that we will NOT be able to close your escrow without an evidence of insurance).**

Agent's Name: \_\_\_\_\_ Insurance Company: \_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_\_ Fax Number: (\_\_\_\_) \_\_\_\_\_

Anticipated Premium: \$ \_\_\_\_\_

Please place any additional information that you feel we may require on the reverse side of of this form.

BUYER(S)

BUYER(S)

PLEASE COMPLETE, DATE, SIGN AND RETURN

## CONCURRENT - CO-OWNERSHIP INTERESTS

	COMMUNITY PROPERTY	JOINT TENANCY	Community Property with Right of Survivorship	TENANCY IN COMMON	TENANCY IN PARTNERSHIP
<b>Parties</b>	Husband and wife or registered domestic partners	Any number of persons (can be husband and wife or registered domestic partners)	Husband and wife or registered domestic partners	Any number of persons (can be husband and wife)	Only partners (any number)
<b>Division</b>	Ownership and managerial interest are equal except control of business is solely with managing spouse	Ownership interest must be equal	Ownership interest is equal	Ownership can be divided into any number of interest equal or unequal	Ownership interest is in relation to interest in partnership
<b>Title</b>	Title is in the "community". Each interest is separate but management is unified	There is only one title to the whole property	Title is in the "community". Each interest is separate	Each co-owner has a separate legal title to his undivided interest	Title is in the "partnership"
<b>Possession</b>	Both co-owners have equal management and control	Equal right of possession	Both co-owners have equal possession	Equal right of possession	Equal right of possession but only for partnership purposes
<b>Conveyance</b>	Personal property (except "necessaries") may be conveyed for valuable consideration without consent of other spouse; real property requires written consent of other spouse, and separate interest cannot be conveyed except upon death.	Conveyance by one co-owner without the others break his joint tenancy	Real property requires written consent of other spouse, and with separate interest cannot be conveyed except upon death	Each co-owner's interest may be conveyed separately by its owner.	Any authorized partner may convey whole partnership property. No partner may sell his interest in the partnership without consent of his copartners
<b>Purchaser's Status</b>	Purchaser can only acquire whole title of community; cannot acquire a part of it	Purchaser will become a tenant in common with the other co-owners in the property		Purchaser will become a tenant in common with the other co-owner in the property	Purchaser can only acquire the whole title
<b>Death</b>	On co-owner's death, 1/2 belongs to survivor in severalty 1/2 goes by will to decedent's devisees or by succession to survivor	On co-owner's death, his interest ends and cannot be deposed of by will. Survivor owns the property by survivorship	On co-owners death the entire tenancy remains to the survivor. This right of survivorship is one of the primary incident of community property with right of survivorship	On co-owner's death his interest passes by will to his devisees or his heir. No survivorship right	On partner's death, his partnership interest passes to the surviving partner pending liquidation of the partnership. Share of deceased partner then goes to his estate
<b>Successor's Status</b>	If passing by will, tenancy in common between devisee and survivor results	Last survivor owns property in severalty	If passing by Will, tenancy in common between devisee and survivor results	Devisee or heirs become tenants in common	Heirs or devisees have rights in partnership interest but not in the specific property.
<b>Creditor's Rights</b>	Property of community is liable for contracts of either spouse which are made after marriage and prior to or after marriage and prior to or after January 1, 1975. Co-owner's interest can't be sold separately: whole property may be sold on execution to satisfy creditor	Co-owner's interest may be sold on execution sale to satisfy creditor. Joint tenancy is broken, creditor becomes tenant in common	Property of community is liable for contracts of either spouse which are made after marriage and prior to or after January 1, 1975. Co-owner's interest can note be sold separately; whole property may be sold on execution to satisfy creditor	Co-owner's interest may be sold on execution sale to satisfy his creditor. Creditor becomes tenant in common	Partner's interest cannot be seized or sold separately by his personal creditor but his share of profits may be obtained by a personal creditor. Whole property may be sold on execution sale to satisfy partnership creditor
<b>Presumption</b>	Strong presumption that property acquired by husband and wife is community	Must be expressly stated. Not favored		Favored in doubtful cases except husband and wife case	Arise only be virtue of partnership statue in property placed in partnership