


BRIGHTON escrow Inc.

970 Artesia Blvd. • Hermosa Beach, CA 90254
(310) 545-8484 • Fax: (310) 374-9865

ESCROW NO.: _____

SELLER'S ESCROW INFORMATION SHEET

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.

****Your delay in returning this form or incomplete form may delay the closing of this escrow.****

1. SELLER(S): _____

SOCIAL SECURITY # _____

SOCIAL SECURITY # _____

HOME PHONE NUMBER: () _____

1st PARTY WORK PHONE NUMBER: () _____

FAX NUMBER: _____

2nd PARTY PHONE NUMBER: () _____

1st PARTY CELL NUMBER: () _____

2nd PARTY CELL NUMBER: () _____

1st PARTY EMAIL: _____

2nd PARTY EMAIL: _____

2. PROPERTY ADDRESS: _____

3. SELLER(S) CURRENT MAILING ADDRESS: _____

4. SELLER(S) MAILING ADDRESS AFTER THE CLOSE OF ESCROW: _____

5. EXISTING LOAN(S) THAT ARE CURRENTLY RECORDED AGAINST THE PROPERTY OR ANY NEW LOANS THAT WILL BE RECORDED AGAINST THE PROPERTY PRIOR TO CLOSE OF ESCROW:

FIRST TRUST DEED LENDER: _____ LOAN NUMBER: _____

PHONE NUMBER: () _____ APPROXIMATE BALANCE: \$ _____

SECOND TRUST DEED LENDER: _____ LOAN NUMBER: _____

PHONE NUMBER: () _____ APPROXIMATE BALANCE: \$ _____

PAYMENT OF DEMANDS: Escrow holder is authorized and instructed to order and obtain payoff statement from all lien holders and from Seller's funds, escrow holder is authorized to pay at the close of escrow, any encumbrances of record, plus accrued interest, charge, including forwarding/service/transfer fee, reconveyance fees and prepayment charges if any, and/or pay any delinquent monthly installment(s) on existing encumbrance(s) as disclosed by Beneficiary/Demand Statement, without my subsequent approval. Seller is aware that lenders forward their demand for payment directly to the insuring title company and at close of escrow, said demands are paid by the insuring title company and NOT by Brighton Escrow, Inc.. Seller agrees to seek any redress directly from lender(s) and/or insuring title company should payment to lender include additional days interest. Seller is aware some lenders require payment of loans to offices outside of the area and/or outside of the state. Insuring title company may charge messenger fees, wire fees and/or Federal Express fees and Seller agrees to pay same.

EQUITY LINE OF CREDIT LENDER: _____ LOAN NUMBER: _____

PHONE NUMBER: () _____ APPROXIMATE BALANCE: \$ _____

LENDER'S AUTHORIZATION TO CLOSE CREDIT LINE: The undersigned hereby authorizes you to close the above referenced credit line account upon receipt of this notice. I/we agree to pay any charges pending that may not be reflected on the demand for payoff issued to Brighton Escrow, Inc. and **I/we agree to cease activity on this account.** Upon receipt of funds representing payment in full, you are to forward the full reconveyance to Brighton Escrow, Inc., as per their instructions.

LINE OF CREDIT PAYOFF INDEMNIFICATION: The undersigned seller under penalty of perjury hereby indemnify and hold the title insurance company and Brighton Escrow, Inc. harmless from incurring any costs of additional charges, interest, and advances made but not disclosed on the demand statement provided for the payoff of that certain equity line of credit deed of trust shown on preliminary title report, if any. The undersigned seller have instructed the existing lender to freeze the above referenced item, and have not drawn an advance on said item since the opening of escrow. The undersigned seller believe the approximate payoff amount to be the amount shown on this information sheet. In the event after receipt of our payoff the lender makes demand for additional funds, the undersigned seller agrees to deposit those funds immediately with the title company or Brighton Escrow, Inc. and authorize the title company to utilize those funds to effectuate the close of the referenced equity line of credit deed of trust.

6. INSURANCE COMPANY: _____ AGENT'S NAME: _____

PHONE NUMBER: () _____

POLICY NUMBER: _____

If subject property is a Condominium, the HOA dues _____ does _____ does not cover fire/hazard for the structural dwellings.

7. HOMEOWNER'S ASSOCIATION (If property is a Condominium) HOA is _____Active _____Inactive

Management Company: _____

MAILING ADDRESS: _____ CONTACT PERSON _____ PHONE NUMBER: () _____

Amount of DUES: \$ _____ Paid _____ Monthly _____ Quarterly _____ Semi annually _____ Annually

IMPORTANT NOTICE:

PLEASE USE INSTRUCTION ON THE NEXT PAGE FOR DELIVERY OF YOUR NET PROCEEDS AS WELL AS ANY ADDITIONAL INFORMATION THAT YOU FEEL WE MAY REQUIRE.

PLEASE COMPLETE, DATE, SIGN AND RETURN

- Seller

- Seller

PROCEEDS DISBURSEMENT/OPTIONS FOR DELIVERY OF FUNDS:

At close of escrow, escrow holder is authorized and instructed to deliver net proceeds as per indicated option below: (For entire net proceeds, please choose ONE option only - if choosing multiple options, please indicate the appropriate amount or percentages of the net proceeds)

(_____) Remit the entire net proceeds in the form of a trust account check payable to the undersigned
initial at close of escrow.

(_____) Remit trust account checks as follows:
initial

Payee _____ Amount \$ _____
Payee _____ Amount \$ _____
Payee _____ Amount \$ _____
Payee _____ Amount \$ _____

(_____) Remit net proceeds or \$ _____ via wire transfer through City National Bank to:
initial

BeneficiaryBank: _____
Address: _____
Phone: _____
Account No.: _____
ABA/Routing No.: _____

PLEASE NOTE: Incorrect ABA/Routing Numbers will result in a delay in receiving your funds. Please confirm this number with your bank.

For credit to (payee/name on account): _____

(_____) Remit proceeds or \$ _____ via wire transfer through City National Bank to:
initial

BeneficiaryBank: _____
Address: _____
Phone: _____
Account No.: _____
ABA/Routing No.: _____

PLEASE NOTE: Incorrect ABA/Routing Numbers will result in a delay in receiving your funds. Please confirm this number with your bank.

For credit to (payee/name on account): _____

PLEASE NOTE: Additional instructions, conditions or restrictions may apply in the event the payee(s) are other than record owner(s).

ADDITIONAL INFORMATION:

- Seller