

# 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 escrow officer if you have any questions.

- Eight page purchase contract and receipt for deposit and counters
- 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