

Escrow Instructions for Refinance Transactions

1. Parties

Borrower(s): _____

Lender: _____

Escrow Holder: _____

Property Address: _____

2. Escrow Number

Escrow No.: _____

3. Purpose

These instructions pertain to the refinance of the property described above. Escrow Holder is to act in accordance with the terms outlined herein to facilitate the closing.

4. Documents to be Deposited

- New loan documents from Lender
- Payoff statements for existing loan(s)
- Insurance and title documentation
- Any additional documents as required

5. Disbursement of Funds

Escrow Holder is authorized to disburse funds as follows:

- Payoff to existing lender(s)
- Fees for escrow, title, and recording
- Other payoff(s), if applicable
- Net proceeds to Borrower, if applicable

6. Recording

Upon satisfaction of all conditions, Escrow Holder shall record the new Deed of Trust and any related documents as required.

7. Miscellaneous

Any amendments to these instructions must be in writing and executed by all parties. Escrow Holder is not responsible for matters outside of these written instructions.

8. Closing

The escrow shall be closed when all instructions have been complied with and funds disbursed as set forth herein.

Borrower

Date

Escrow Holder

Date