

Probate Sale Escrow Instructions

Escrow No.: _____

Property Address: _____

Seller (Estate/Executor/Administrator): _____

Buyer: _____

Date: _____

1. Parties

The parties to these Escrow Instructions are the Seller, Buyer, and Escrow Holder. The Seller is acting as the personal representative of the Estate in probate sale proceedings.

2. Property Description

The real property to be transferred is located at:

(Legal description and APN may be attached as Exhibit "A".)

3. Purchase Price & Deposit

Description	Amount
Purchase Price	_____
Initial Deposit	_____
Balance to Close	_____

4. Terms and Conditions

1. Sale is subject to court confirmation and approval, if required.
2. Escrow Holder shall comply with probate code and all applicable court orders.
3. Title shall be conveyed by grant deed from Seller to Buyer upon successful close of escrow.
4. All funds to be deposited in escrow must be in certified funds or wire transfer.
5. Closing to occur within _____ days following court confirmation, if applicable.

5. Prorations and Closing Costs

- Property taxes, HOA fees, and other assessments to be prorated as of closing date.
- Costs of escrow, title insurance, and other customary closing costs shall be paid as follows:

6. Delivery of Possession

Possession of property shall be delivered to Buyer upon close of escrow, unless otherwise agreed.

7. Other Provisions

- Any additional terms:

- _____
These instructions may be amended only with the written consent of all parties.

8. Executed by

Seller (Estate/Representative)

Date: _____

Buyer

Date: _____

Escrow Holder

Date: _____