

Foreclosure Escrow Instructions

Date: _____

1. Parties

Buyer: _____

Seller (Lender/Beneficiary): _____

Property Address: _____

2. Escrow Holder

Escrow Company: _____

Escrow Number: _____

3. Instructions to Escrow Holder

- Receive and deposit all funds relating to this transaction.
- Obtain and record Trustee's Deed Upon Sale for the benefit of the Buyer.
- Disburse sale proceeds as authorized by Seller and according to transaction documents.
- Prorate property taxes and other assessments, as applicable, as of the close of escrow.
- Request and provide any required affidavits, statements, or disclosures.
- Handle other matters necessary to close in accordance with foreclosure law and the parties' mutual agreement.

4. Closing Conditions

- Receipt of good funds from Buyer.
- Completion and recordation of Trustee's Deed Upon Sale.
- Delivery of possession of the property, if required.

5. Additional Terms

6. Signatures

Seller / Lender Signature

Date

Buyer Signature

Date