

# 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