



Prominent Escrow's preliminary escrow services (or pre-escrow services) is a unique service to help get ahead of any time-sensitive escrow items needed from the seller involving the property.

Once the property is listed on the market Prominent Escrow starts the pre-escrow service. We collaborate with the seller to address any related issues that will allow us to secure all reports and disclosures involving the property and those involved including but not limited to Title, Mortgage loan information, HOA, special assessment information etc.). And best of all there is no fee for pre-escrow setup!

We can assist you in variety of languages, contact your Prominent Escrow officer for more details.

What does a Pre-Escrow Include?

- *Net Sheets based upon seller-provided information.*
- *Preliminary Title report to review any possible vesting issues, liens, judgments, bankruptcies, easements and more.*
- *Discovery of adverse conditions that may affect the sale of a listing.*

Optional:

- *Natural Hazard Disclosure Report to list any Mello-Roos and other assessments and naturally-occurring area hazards.*
- *Completion of seller critical document package: Loan information, 1099, 593RE, Statement of Information, and Seller Affidavit of Non-Foreign status.*

We understand the requirements and time-sensitivity involved when buying or selling a home, let me know what else I can do to help make your escrow process easier.

RESALE | REO | REFINANCE | HUD | SHORT SALE | BULK SALE
COMMERCIAL REAL ESTATE | AUCTION | MANUFACTURED HOMES

YOUR ESCROW IS OUR PRIORITY

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