

My Escrow Company

**My Escrow Company Is Licensed By The California Department
Of Financial Protection And Innovation, License #9999999**

1131 My Escrow Company St.
Mycity, CA 91111
Phone:(333) 111-2222
Fax:(333) 123-4567
maryescrow@gmail.com

Date: 12/23/2020

Bob Buyer

Escrow No. 10222

Property: 123 Test Property Street, Newtestcity, CA 90223

For use in your escrow at this office, we will appreciate your sending to us, if they meet with your approval, the items listed below marked by an "X". Your prompt return of these items will materially assist in the completion of your escrow.

(x) Escrow Instructions	SIGN AND RETURN (Copy for your files)
(x) Statement of Information (x) Loan information Sheet (x) Buyer vesting form (x) Fire Insurance Information Sheet (x) Preliminary Change of Ownership Form	FILL IN COMPLETELY, SIGN AND RETURN

Very truly yours,
My Escrow Company

Mary Escrow
Escrow Officer

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BUYERS VESTING SUPPLEMENT TO ESCROW INSTRUCTIONS

ESCROW NO. 10222 DATE: December 23, 2020 ESCROW OFFICER: Mary Escrow

PLEASE FILL OUT THIS FORM COMPLETELY AND RETURN TO OUR OFFICE AS SOON AS POSSIBLE AS IT WILL ASSIST US IN THE ADMINISTRATION OF YOUR TRANSACTION

Buyer(s) exact vesting to be placed on Grant Deed, Please print your name exactly as you wish it to appear of record:

(Please mark one only, as applicable)

_____ Husband and wife, as Community Property, with right of survivorship

_____ Husband and wife, as Community Property

_____ Husband and wife, as Joint Tenants (right of survivorship)

_____ A Single man (NEVER BEEN MARRIED)

_____ A Single woman (NEVER BEEN MARRIED)

_____ An unmarried man (MARRIED AND DIVORCED)

_____ An unmarried woman (MARRIED AND DIVORCED)

_____ As Joint Tenants (Single, Married or Unmarried persons may take title as Joint Tenants)

_____ As Tenants in Common (May be used by any two or more persons)

_____ A widow (or Widower)

_____ Each as to an undivided _____% interest, (as Tenants in Common ONLY)

_____ A Married Man as his Sole and Separate Property

_____ A Married Woman as her Sole and Separate Property

IF TWO (2) OR MORE ARE TO BE IN TITLE AS UNMARRIED AND/OR SINGLE STATUS, PLEASE ALSO INDICATE TAKING TITLE AS:

_____ Joint Tenants

_____ Tenants in Common (STIPULATE PERCENT INTEREST BELOW)

_____%TO _____ | _____%TO _____ | _____%TO _____ | _____%TO _____

NAME NAME NAME NAME

* * IF PRESENTLY MARRIED AND TAKING TITLE AS MARRIED, SOLE AND SEPARATE", PLEASE INDICATE SPOUSE'S COMPLETE NAME AND ADDRESS:

NAME	ADDRESS
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VERY IMPORTANT NOTICE TO BUYER AND SELLER, PLEASE READ CAREFULLY

SECTION 18805 & 26131 ("CAL-FIRPTA") In accordance with Section 18805 and 26131 of the Revenue and Taxation Code, a Buyer may be required to withhold an amount equal of 3 1/3% of the sales price, in the case of a disposition of California property interest by either:

1. A Seller who is an Individual with a last known street address outside of California or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary of the Seller, OR.
 2. A Seller is a Corporation, which has no permanent place of business in California.
- For failure to withhold, the Buyer may become subject to a penalty in an amount equal to the greater of Ten Percent (10%) of the amount required to be withheld or Five Hundred Dollars (\$500.00).

Section 1445 of the Internal Revenue Code provides that a transferee (Buyer) of a U.S. Real Property interest must withhold tax if the transferor (Seller) is a foreign person.

To inform the transferee (Buyer) that withholding of tax is not required upon the transferor's (Seller) disposition of a U.S. Real Property interest, My Escrow Company certifies the following:

- 1) My Escrow Company is the settlement services provider in this transaction and is the agent of the transferor, **therefore cannot be a qualified substitute for this transaction.**
- 2) **IMPORTANT NOTICE:** An Affidavit should be signed by each individual or entity transferor to whom or to which it applies and delivered directly to Buyer within 7 days of acceptance.

Please be advised that the listing agent cannot act as a qualified substitute. Neither may the broker's in-house escrow act as a qualified substitute. Therefore the Seller on this transaction must provide Buyers with the Affidavit of non foreign status or buyer must withhold.

BUYER'S UNAUTHORIZED USE OR DISCLOSURE OF SELLER'S TIN COULD RESULT IN CIVIL OR CRIMINAL LIABILITY.

BUYER'S RESPONSIBILITY FOR TAXES. Buyer acknowledges and is aware that Section 1445 of the Internal Revenue Code makes it the Buyer's responsibility to withhold and pay FIRPTA Withholding taxes from the Seller's gross sale proceeds. The Buyer may also be held responsible for taxes and penalties if taxes are not timely paid when due.

THE PARTIES TO THIS TRANSACTION SHOULD SEEK THE PROFESSIONAL ADVICE AND COUNSEL OF AN ATTORNEY, ACCOUNTANT OR OTHER TAX SPECIALIST'S OPINION CONCERNING THE EFFECT OF THIS LAW ON THIS TRANSACTION AND SHOULD NOT ACT ON ANY STATEMENTS MADE OR OMITTED BY THE ESCROW OR CLOSING OFFICER.

Before you sign, any questions relating to the legal sufficiency of this form or to whether it applies to a particular transaction, or to the definition of any of the terms used, should be referred to a certified public accountant, attorney, or other professional tax advisor, or to the Internal Revenue Service, OR the California Franchise Tax Board.

We, the undersigned parties, jointly and severally further acknowledge that My Escrow Company, its agents and/or employees have not given any advice nor rendered any opinion in connection with the withholding tax or the preparation of any forms, and hereby relieve same of any responsibility and/or liability regarding the veracity and/or completeness of the information provided on said forms.

DATE

DATE

DATE

DATE

DATE

DATE

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE
(Make necessary corrections to the printed name and mailing address)

Bob Buyer

ASSESSOR'S PARCEL NUMBER

SELLER/TRANSFERER

Sam Seller

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

123 Test Property Street, Newtestcity, CA 90223

<input type="checkbox"/> YES <input type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.	MO	DAY	YEAR
<input type="checkbox"/> YES <input type="checkbox"/> NO	Are you a disabled Veteran or a surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?			

MAIL PROPERTY TAX INFORMATION TO (NAME)

Bob Buyer

ADDRESS 1234 Main Street	CITY Covina	STATE CA	ZIP CODE 91723
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PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- ☐ ☐ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☐ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☐ C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) to grandchild(ren).
- ☐ ☐ D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☐ E. This transaction is to replace a principal residence by a person 55 years of age or older.
* Within the same county? ☐ YES ☐ NO
- ☐ ☐ F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation
*code section 69.5. Within the same county? ☐ YES ☐ NO
- ☐ ☐ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain: _____
- ☐ ☐ H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☐ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☐ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
- ☐ ☐ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
- ☐ ☐ 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
- ☐ ☐ 3. to/from an irrevocable trust for the benefit of the
☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☐ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☐ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☐ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
- ☐ ☐ O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- ☐ ☐ P. Other. This Transfer is to _____

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
- ☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
- ☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- ☐ Other. Please explain: _____
- C. Only a partial interest in the property was transferred. YES ☐ NO ☐ If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- ☐ FHA (Discount Points) ☐ Cal-Vet ☐ VA (Discount Points) ☐ Fixed rate ☐ Variable rate
- ☐ Bank/Savings & Loan/Credit Union Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES ☐ NO ☐ Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- A. G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: (____) _____
- ☐ Direct from seller ☐ From a family member-Relationship _____
- ☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- ☐ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home Unimproved lot
- ☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☐ Unimproved lot
- ☐ Other. Description: (i.e., timber, mineral, water rights, etc.) ☐ Timeshare ☐ Commercial/Industrial
- B. ☐ YES ☐ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
- If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☐ NO A manufactured home is included in the purchase price.
- If YES, enter the value attributed to the manufactured home: \$ _____
- ☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. ☐ YES ☐ NO The property produces rental or other income.
- If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: ☐ Good ☐ Average ☐ Fair ☐ Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER	DATE	TELEPHONE ()
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. If there is a question or a problem, the Assessor needs to be able to contact you.

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

C,D,E, F: If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. **NOTE:** If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

G: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

H: Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property.

"Beneficial interest" is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.

I: A "**cosigner**" is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

M: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the interest held in each and every parcel being transferred remains exactly the same.

N: Check YES only if property is subject to subsidized low-income housing requirements with governmentally imposed restrictions; property may qualify for a restricted valuation method (i.e., may result in lower taxes).

O: If you checked YES, you may qualify for a new construction property tax exclusion. **A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.**

PART 2: OTHER TRANSFER INFORMATION

A: The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

C: If this transfer was the result of an inheritance following the death of the property owner, please complete a *Change in Ownership Statement, Death of Real Property Owner*, form BOE-502-D, if not already filed with the Assessors office.

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

A. Enter the total purchase price, not including closing costs or mortgage insurance.

“Mortgage insurance” is insurance protecting a lender against loss from a mortgagor’s default, issued by the FHA or a private mortgage insurer.

B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.

“Closing costs” are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer’s fees, survey charges, and document recording fees.

C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

A **“balloon payment”** is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.

D. Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

E. If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.

An **“improvement bond or other public financing”** is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.

G. If the property was purchased through a real estate broker, check that box and enter the broker’s name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the “Direct from seller” box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the “From a family member” box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the “OTHER” box and provide a detailed description (attach a separate sheet if necessary).

H. Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.

B. Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners’ dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.

C. Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.

D. Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.

E. Provide your opinion of the condition of the property at the time of purchase. If the property is in “fair” or “poor” condition, include a Brief description of repair needed.

INSURANCE INFORMATION:

PLEASE COMPLETE THE FOLLOWING INSURANCE INFORMATION SO THAT WE MAY ORDER THE HAZARD INSURANCE AS REQUIRED BY YOUR LENDER.

INSURANCE COMPANY _____

AGENT _____

ADDRESS _____

PHONE # _____

PREMIUM AMOUNT \$ _____

DO YOU WISH TO INCLUDE A REPLACEMENT COST GUARANTEE IN YOUR POLICY?

YES _____ **NO** _____

DO YOU PLAN TO HAVE FLOOD OR EARTHQUAKE INSURANCE COVERAGE?

YES _____ **NO** _____

AGENT: _____

PHONE NUMBER: _____

POLICY NO: _____

AMOUNT: _____

Bob Buyer

PRELIMINARY REPORT APPROVAL

DATE: December 23, 2020
ESCROW NO. 10222

ESCROW OFFICER: Mary Escrow

PROPERTY ADDRESS: 123 Test Property Street, Newtestcity, CA 90223

The undersigned Buyer(s)/Borrower(s) herein acknowledges receipt of the: Preliminary Title Report issued by **Title Co** along with a copy of the Covenants, Conditions and Restrictions, and approves same in its entirety with the following exceptions:

- 1) Delinquent general, special and supplemental taxes, assessments and/or bonds
- 2) Voluntary and/or involuntary liens recorded against Seller or prior owners of property
- 3) Deeds of Trust of record (unless it has been previously agreed to otherwise)
- 4) The following items which Buyer specifically disapproves _____(Buyer's Initials_____)

The legal description contained in the preliminary report is hereby approved and we authorize said legal to be attached to the Grant Deed, Deed of Trust and any other documents requiring same.

Bob Buyer

STATEMENT OF IDENTITY

PARTY ONE

ESCROW NO. 10222

TITLE NO.

First Name _____ Full Middle Name-if none, indicate _____ Last Name _____
Birthplace _____ Date of Birth _____
Social Security No. _____ Driver's License No. _____
I am currently married () YES () NO Name of Spouse: _____
Former Marriages if any: Name of former spouse _____
() Deceased () Divorced () When _____

PARTY TWO

First Name _____ Full Middle Name-if none, indicate _____ Last Name _____
Birthplace _____ Date of Birth _____
Social Security No. _____ Driver's License No. _____
I am currently married () YES () NO Name of Spouse: _____
Former Marriages if any: Name of Spouse: _____
Deceased () Divorced () When _____

RESIDENCES DURING PAST 10 YEARS

Party One:

	Number and Street	City	From (Date)	To (Date)
	_____	_____	_____	_____
	_____	_____	_____	_____
Party Two	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

OCCUPATIONS DURING PAST 10 YEARS

Party One:

Firm Name	Location
_____	_____
Firm Name	Location
_____	_____

Party Two:

Firm Name	Location
_____	_____
Firm Name	Location
_____	_____

PARTY ONE Contact Information:

Signature: _____ Date _____
Cell Phone _____
Home Phone _____
Business Phone _____
FAX No: _____

PARTY TWO Contact information:

Signature _____ Date _____
Cell Phone: _____
Home Phone: _____
Work Phone: _____
FAX No: _____

You are hereby authorized to order demands for payoff, discuss loan payoff information and comply with instructions from the lender(s) or parties named above and to make payment(s) from my account as required to complete this transaction.

_____ We know of no liens against us or our property.
(Initial here)

_____ We know of no liens against us or our property.
(Initial here)

STATEMENT OF IDENTITY

PARTY THREE**ESCROW NO. 10222****TITLE NO.**

First Name _____ Full Middle Name-if none, indicate _____ Last Name _____
Birthplace _____ Date of Birth _____
Social Security No. _____ Driver's License No. _____
I am currently married () YES () NO Name of Spouse: _____
Former Marriages if any: Name of former spouse _____
() Deceased () Divorced () When _____

PARTY FOUR

First Name _____ Full Middle Name-if none, indicate _____ Last Name _____
Birthplace _____ Date of Birth _____
Social Security No. _____ Driver's License No. _____
I am currently married () YES () NO Name of Spouse: _____
Former Marriages if any: Name of Spouse: _____
Deceased () Divorced () When _____

RESIDENCES DURING PAST 10 YEARS**Party Three:**

	Number and Street	City	From (Date)	To (Date)
Party Four:				

OCCUPATIONS DURING PAST 10 YEARS**Party Three:**

Firm Name	Location
Firm Name	Location

Party Four:

Firm Name	Location
Firm Name	Location

PARTY THREE Contact Information:**PARTY FOUR Contact information:**

Signature: _____	Signature _____
Cell Phone _____	Cell Phone: _____
Home Phone _____	Home Phone: _____
Business Phone _____	Work Phone: _____
FAX No: _____	FAX No: _____

You are hereby authorized to order demands for payoff, discuss loan payoff information and comply with instructions from the lender(s) or parties named above and to make payment(s) from my account as required to complete this transaction.

(Initial here)

(Initial here)

LOAN INFORMATION SHEET

Dear Client:

Escrow No: 10222

To enable us to handle your escrow in a timely manner, please fill this out at the time you sign your escrow instructions.

FIRST LOAN Name of Lender: _____

Address: _____

City: _____ State: _____ Zip: _____ Loan Number: _____

Type of Loan: FHA ____ VA ____ CAL VET ____ CONVENTIONAL ____ CONTRACT _____

SECOND LOAN Name of Lender: _____

Address: _____

City: _____ State: _____ Zip: _____ Loan Number: _____

THIRD LOAN Name of Lender: _____

Address: _____

City: _____ State: _____ Zip: _____ Loan Number: _____

OTHER ITEMS Type of Item: Swing Loan ____ Improvement/Pool ____ Other _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____ Account Number: _____

My property is affected by a "Community Association" Yes ____ No ____

1ST. ASSN: Name of Association: _____

Management or Service Company: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Account Number: _____

2ND. ASSN: Name of Association: _____

Management or Service Company: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Account Number: _____

Is insurance included in the Homeowners Association dues? YES ____ NO ____**** It is a State Requirement that the new buyer be furnished with copies of your homeowner's association Articles of Incorporation, By-Laws, and Covenants, Conditions and Restrictions.**

FORWARDING ADDRESS: _____

You are hereby authorized to comply with transfer instructions and demands from the lender(s) or parties named above and to make payment(s) from my account as required to complete this transaction per instructions herein.

Bob Buyer

PROPERTY ADDRESS: 123 Test Property Street, Newtestcity, CA 90223

CALIFORNIA INCOME TAX WITHHOLDING NOTICE

**AS REQUIRED BY REVENUE AND TAXATION CODE
SECTION 18805 & 26131 ("CAL-FIRPTA")**

In accordance with Section 18805 and 26131 of the Revenue and Taxation Code, a Buyer may be required to withhold an amount equal of 3 1/3% of the sales price, in the case of a disposition of California property interest by either:

1. A Seller who is an Individual with a last known street address outside of California or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary of the Seller, OR.
2. A Seller is a Corporation, which has no permanent place of business in California.

For failure to withhold, the Buyer may become subject to a penalty in an amount equal to the greater of Ten Percent (10%) of the amount required to be withheld or Five Hundred Dollars (\$500.00).

However, notwithstanding any other provision include in the California statues referenced above, no Buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The Total Consideration of subject property is \$100,000 or less, OR
2. The Seller executes a written certificate, under the penalty of perjury, certifying that the Seller is a resident of California, or if a Corporation, has a permanent place of business in California, OR
3. The Seller, who is an Individual, executes a written certification, under the penalty of perjury, that the California real property being conveyed is the Seller's principal residence (as defined in Section 1034 of the Internal Revenue Code).

The undersigned parties acknowledge that the Escrow Holder is required to provide to Buyer(s) written notification of California withholding requirements. This notification instructs Buyer(s) to withhold 3 1/3% of the Total Consideration of the California real property herein, when CAL-FIRPTA is applicable.

The Buyer(s) acknowledge that it is his responsibility to instruct the Escrow Holder to withhold 3 1/2% of the Total Consideration from the Seller(s) proceeds when CAL-FIRPTA is applicable.

The Seller(s) acknowledge that if all of the above conditions are met, the Seller(s) may apply for a Withholding Certificate to waive all or a portion of the withhold requirement. The Seller(s) can apply for the Withholding Certificate at the address provided below. If the Withholding Certificate to waive has been received prior to the close of escrow, the withhold amount will be waived at the close of escrow.

**FRANCHISE TAX BOARD – WITHHOLDING AT SOURCE UNIT
P.O. BOX 651, SACRAMENTO, CA. 95812-0651
(916) 369-4831**

If the Withholding Certificate has not been received prior to the close of escrow, the parties shall sign an instruction to escrow to withhold proceeds pending receipt of the Certificate. The funds will be held by Escrow Holder for a period allowed by the Franchise Tax Board which requires that in no event shall funds be held longer than the 20th of the month following the month escrow closes.

If the Withholding Certificate is received either prior to the close of escrow or prior to the expiration of the holding period, the withhold amount shall be disbursed pursuant to the direction of the Withholding Certificate. If the Certificate waives the whole amount, the Seller will receive the complete withhold amount; if the Certificate waives a portion of the withhold, the Seller will receive a portion of the amount and that portion required by the State will be forwarded to the State of California.

In any event, if all the above withhold conditions are met the instructions are received from the Buyer to withhold, this escrow will not close unless the instruction to withhold is signed by both Buyer and Seller or a Withholding Certificate waiving the Withhold has been delivered to the Escrow Holder by the Seller prior to the close of escrow. In accordance with the Revenue and Taxation Code a processing fee in the amount of \$45.00 shall be charged to the account of Seller(s).

THE PARTIES TO THIS TRANSACTION SHOULD SEEK THE PROFESSIONAL ADVICE AND COUNCEL OF AN ATTORNEY, ACCOUNTANT OR OTHER TAX SPECIALIST'S OPINION CONCERNING THE EFFECT OF THIS LAW ON THIS TRANSACTION AND SHOULD NOT ACT ON ANY STATEMENTS MADE OR OMITTED BY THE ESCROW OR CLOSING OFFICER.

The undersigned BUYER acknowledges receipt of copy of this Notice of California Income Tax Withholding.

BUYER: _____	Date _____	TAX I.D. NO. _____
BUYER: _____	Date _____	TAX I.D. NO. _____
BUYER: _____	Date _____	TAX I.D. NO. _____
BUYER: _____	Date _____	TAX I.D. NO. _____

ELECTRONIC SIGNATURE AMENDMENT TO ESCROW INSTRUCTIONS

DATE: December 23, 2020

ESCROW NUMBER: 10222

ESCROW OFFICER: Mary Escrow

Our instructions to you in the above numbered escrow are amended as follows:

In accordance with California Civil Code § 1633.1, et seq. (The Uniform Electronic Transactions Act), some or all of the documentation in this escrow and the transaction to which it relates may be electronic records that contain one or more of the parties' electronic signatures. By executing this amendment, the parties to this escrow agree as follows:

1. Documents in this transaction may be created and signed electronically;
2. One or more parties to this escrow has used or may in the future use electronic signature technology, including a digital signature, in order to express that party's approval of and agreement to the contents of the electronic record or document;
3. The documents or electronic records deposited to date with the escrow holder in electronic record form were signed by the party or parties whose signatures, whether electronic or otherwise, appear on the documents or electronic records;
4. The documents or electronic records electronically signed by any party may be relied upon by the escrow holder in the same manner as any other documents or records;
5. The refusal of any lender involved in this transaction to accept electronically signed records or documents shall not affect this instruction or the validity of any other electronically signed record or document in this transaction; and
6. The electronic mail address for each party is shown below.
7. In accordance with California Civil Code Section 1182, escrow holder may rely on electronically acknowledged records or documents, including electronic records or documents acknowledged by internet notary services, provided that such acknowledgments are complete and proper under the laws of the state where the electronic record or document was acknowledged and the electronic record or document states that it was acknowledged by a person authorized by Section 1182 to provide proof of such acknowledgment.

THIS AMENDMENT CANNOT BE SIGNED ELECTRONICALLY. THE FAILURE OF ANY PARTY TO SIGN THIS AMENDMENT OR TO PROVIDE AN ELECTRONIC MAIL ADDRESS SHALL NOT INVALIDATE ANY ELECTRONICALLY SIGNED DOCUMENTS OR ELECTRONIC RECORDS IN THIS TRANSACTION OR CHANGE THE RIGHTS AND DUTIES OF THE ESCROW HOLDER PURSUANT TO THE ESCROW INSTRUCTIONS OF THE PARTIES.

Buyer(s) Signatures(s)

Seller(s) Signature(s)

Bob Buyer

Sam Seller