

Hillside Escrow
a Non Independent Broker Escrow

9045 Haven Ave. Ste #108
Rancho Cucamonga, CA 91730
Phone:(909) 483-0133
Fax:(909) 614-8118

Date: 10/18/2020

Bob Buyer ^
Betty Buyer
456 Green St.
Myltown, Ca 97401

Escrow No. TEST-SALE

Property: 123 Sale Street, Salesville, CA 90014

Abcdefghi

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) Buyer vesting form (x) Fire Insurance Information Sheet (x) Preliminary Change of Ownership Form	FILL IN COMPLETELY, SIGN AND RETURN

Very truly yours,
Hillside Escrow

Admin
Escrow Officer

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BUYERS VESTING SUPPLEMENT TO ESCROW INSTRUCTIONS

ESCROW NO. TEST-SALE DATE: October 18, 2020 ESCROW OFFICER: Admin

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) (woman) (NEVER BEEN MARRIED)
- _____ An unmarried (man) (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/Woman as his/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 _____ NAME _____ % TO _____ NAME

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

NAME ADDRESS

Bob Buyer

Betty Buyer

Bart Buyer

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 Betty Buyer

456 Green St. Mytown, Ca 97401

ASSESSOR'S PARCEL NUMBER

987654

SELLER/TRANSFERER

Sam Seller, Trustee Seller 2

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

123 Sale Street, Salesville, CA 90014

MAIL PROPERTY TAX INFORMATION TO (NAME)

Bob Buyer

ADDRESS

123 Sale Street

CITY

Salesville

STATE

CA

ZIP CODE

90014

☐ YES ☐ NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO

DAY

YEAR

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?

☐ ☐ 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?

☐ ☐ 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.

* 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/IndustrialB. ☐ 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.

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 SHEET

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

Betty Buyer

Bart Buyer

STATEMENT OF IDENTITY

PARTY ONE

ESCROW NO. TEST-SALE

TITLE NO. 12345

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
_____	_____
_____	_____

Party Two:

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

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admin@eamil.com

BUYER BORROWER DISBURSEMENT OF FUNDS

Escrow No: TEST-SALE **123 Sale Street, Salesville, CA 90014**

The undersigned hereby instructs *Hillside Escrow* to disburse proceeds as follows:

- ☐ Hold check for pickup at the Escrow office handling this transaction.
- ☐ Authorized check to be picked up by: Name: _____
- ☐ Call when check is ready for pick up at: (phone) _____
Contact: _____
- ☐ Send check via first class mail to: _____
- ☐ Send check overnight mail to: _____
☐ I understand my account will be charged accordingly.
- ☐ Charges for overnight services will be assessed as applicable.
- ☐ Transfer proceeds to: _____
Reference number and contact: _____
- ☐ Wire transfer to our account pursuant to our written instructions (a \$50.00 wiring fee will be collected in this escrow for each wire transfer), wire transfer information:
BANK NAME: _____
ADDRESS: _____
ABA (Routing) NUMBER: _____ PHONE: _____
FOR CREDIT TO ACCOUNT NUMBER: _____
NAME ON THE ACCOUNT: _____
(account name must be the exact name on the account or your bank will reject the wire)
- ☐ Please transfer my/our funds in the amount of \$_____ or total proceeds due to me/us to my/our Accommodator as follows:
Accommodator name: _____
Address: _____
Contact and Phone: _____

Proceeds will be disbursed in the form of one check payable to the order of ALL Sellers/Borrowers unless Escrow Holder is provided with written instructions signed by all Sellers/Borrowers to do otherwise. Such checks require the personal endorsement of all payees to be negotiable.

ESCROW HOLDER IS AUTHORIZED AND INSTRUCTED TO DEDUCT \$50.00 FROM FUNDS THE UNDERSIGNED FOR WIRE TRANSFER FEES.

Escrow holder is not responsible for time of arrival of said funds at receiving bank

Hillside Escrow is hereby released and relieved from any and all responsibility in connection with same.

Bob Buyer

Betty Buyer

Barbara Buyer

Bart Buyer

MAILING ADDRESS AFTER CLOSE OF ESCROW:

PHONE NO:
