escrowali. | CALIFORNIA COAST ESCROW

FOR AGENTS

Escrow Timeline Cheat Sheet

What happens from accepted offer to keys, and when.

A typical 30-day California escrow

Deadlines shown are the defaults in the standard California Residential Purchase Agreement (C.A.R. form RPA). Your contract may set different dates; always follow the signed agreement.

Day 0	**Offer accepted** Send the fully signed purchase agreement and counters to escrow. Ali's team opens escrow the same day and sends opening instructions to both sides.
By day 3	**Earnest money in** Buyer delivers the deposit within 3 business days (the standard California default). Always call escrow to verify wiring instructions first.
By day 7	**Seller disclosures** Seller delivers disclosures and reports. Escrow orders the preliminary title report, HOA documents and payoff demands.
Days 1 to 17	**Inspections, appraisal, loan** Buyer inspects, the lender orders the appraisal and underwrites the loan, and the buyer reviews title and HOA documents. Repairs are negotiated now.
Day 17	**Contingency removal** The usual default for removing the investigation, appraisal and loan contingencies. Check your contract: many are written shorter or longer.
Days 18 to 25	**Loan docs and signing** The lender sends loan documents to escrow, escrow prepares the closing statements, and buyer and seller sign. Mobile notaries can come to your clients.
About 5 days out	**Final walkthrough** Buyer verifies the property's condition and that agreed repairs are done.
Days 28 to 29	**Funding** Buyer wires closing funds (verified by phone), the lender funds the loan, and escrow confirms everything balances.
Day 30	**Record and close** The deed records with the county, escrow disburses seller proceeds and commissions, and the keys change hands.

Keep it on track: calendar every contingency date the day you open escrow, and send signed addenda to escrow right away.

Need numbers fast? Request a net sheet any time at escrowali.com/net-sheet. A real escrow officer prepares it.

General information only, not legal, tax or financial advice. Every transaction is different: always follow your purchase agreement and escrow instructions, and ask your escrow officer about your file.



Ali Jackson
Vice President of Business Development, California Coast Escrow
760-637-1002 · Ali@EscrowAli.com · escrowali.com

A smooth escrow is right up my alley!