

Escrow & Closing Guide

What Happens Between Accepting an Offer & Handing Over the Keys

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Offer Accepted	Congratulations! Once you accept an offer, escrow is opened and the purchase agreement becomes the roadmap for the transaction. Important deadlines and milestones are established.
Inspections & Due Diligence	The buyer completes inspections and may request repairs or credits. I'll help you review these requests and negotiate solutions that protect your interests.
Appraisal & Loan Approval	If the buyer is financing the purchase, the lender orders an appraisal and completes the underwriting process before issuing final loan approval.
Escrow Coordination	Throughout escrow, the title and escrow companies coordinate documents, verify ownership, prepare settlement statements, and ensure all contractual requirements are met.
Final Walkthrough & Signing	Shortly before closing, the buyer completes a final walkthrough. Both parties sign the required documents, and any remaining funds are transferred.
Closing Day	Once the transaction records with the county, ownership officially transfers to the buyer. You hand over the keys, receive your proceeds, and celebrate a successful sale.

My Commitment to You

From the moment your offer is accepted until the day you hand over the keys, I'll coordinate with the buyer's agent, lender, title, and escrow professionals to keep everything on track, communicate clearly, and help make your closing as smooth and stress-free as possible.