

QI-Escrow & Title Service Buyer Information Guide

Thank you for choosing QI-Escrow & Title Service for your real estate transaction. This guide is designed to help buyers understand the closing process, prepare required documents, and ensure a smooth and secure transaction from contract to closing.

1. What We Do

- Coordinate escrow and settlement services
 - Verify ownership and title history
 - Prepare and review transaction documentation
 - Manage funds securely during closing
 - Facilitate communication between all parties
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2. Documents Buyers May Need

- Government-issued photo identification
 - Purchase agreement or sales contract
 - Proof of homeowners insurance
 - Wire instructions from your lender
 - Additional lender-required documentation
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3. Understanding the Escrow Process

- Earnest money is securely held during the transaction
- Title searches are conducted to identify liens or claims
- Closing disclosures are reviewed before settlement

- Funds are distributed once all conditions are satisfied
 - Ownership is officially transferred at closing
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4. Important Buyer Tips

- Review all documents carefully before signing
 - Avoid large financial changes before closing
 - Verify all wire instructions directly with your escrow officer
 - Respond promptly to lender or escrow requests
 - Schedule utilities and insurance before closing day
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5. Wire Fraud Awareness

- Never trust emailed wire instructions without verification
 - Always confirm payment instructions by phone
 - Be cautious of urgent or last-minute payment requests
 - QI-Escrow & Title Service will never change wire instructions unexpectedly
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6. Closing Day Expectations

- Bring valid identification
 - Review and sign final transaction documents
 - Confirm funding requirements
 - Receive final copies of signed documents
 - Celebrate your property purchase
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For additional assistance regarding your transaction, escrow process, or title services, please contact QI-Escrow & Title Service directly. Our team is committed to providing secure, transparent, and professional closing services.

QI-Escrow & Title Service

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