



OUR VISION IS TO SURPASS YOUR EXPECTATIONS THIS TIME... NEXT TIME... EVERY TIME.

OVERVIEW

Escrow of the West is one of the leading independent escrow companies in Southern California.

We are licensed by the Department of Corporations and a member of the Escrow Agents Fidelity Corporation. Our principals bring with them more than 70 years of real estate experience in both the residential and commercial sectors. This is why top brokerages, lenders, real estate agents, and corporate clients continue to choose Escrow of the West as their trusted escrow provider. At Escrow of the West, we view each transaction as a partnership.

Adhering to the "customer comes first" philosophy, we employ the most dedicated and highly qualified team of senior escrow officers, sales professionals and support staff. We pride ourselves in upholding the highest ethical standards, utilizing cutting-edge technology, and expediently closing each transaction. At Escrow of the West, we constantly strive to perform at the highest level of service in a consistent effort to surpass our customers' expectations.



WE REALIZE THAT EVERY RESALE TRANSACTION IS UNIQUE AND REQUIRES THE COMPLETE ATTENTION OF A DEDICATED TEAM OF ESCROW PROFESSIONALS.



INDEPENDENT ADVANTAGE

You can feel more secure with an independent escrow company. Unlike banks, title companies and brokerages, independent firms must comply with stricter operational and CPA auditing, bonding, financial liquidity requirements and trust fund insurance guidelines.

Additionally, there are fewer bureaucratic complications with independent escrow companies enabling Escrow of the West to more easily achieve greater efficiency and productivity for our clients.

We act as a neutral third party for all types of real estate transactions and break down the process to make it less complicated and stressful for our customers, ensuring a quick and efficient close every time.

TECHNOLOGY

Technology and markets are constantly changing in our industry and Escrow of the West is always staying ahead of the curve. Utilizing state-of-the-art technology and a skilled information technology team helps us ensure your privacy while protecting your important documents and data.

Our on-site technical director ensures that our systems are always up-to-date and fully operational. Our systems allow the transmission and receipt of secure e-mails which may contain escrow amendments, escrow instructions, loan documents and all other relevant information.

EXPERIENCE & KNOWLEDGE

Our seasoned executives provide the knowledge necessary to effectively guide you through the escrow process. We aim to anticipate challenges, meet deadlines and troubleshoot problems in order to facilitate a seamless escrow closure. We continuously study and research our markets to maintain our position at the forefront of the real estate industry.

We are licensed by the Department of Corporations for the State of California, and all staff members have been screened through the Department of Justice. Additionally, all staff members of our escrow team are licensed notary publics. We are available to notarize any documentation throughout the escrow process.

ESCROW OF THE WEST AIMS TO ANTICIPATE CHALLENGES, MEET DEADLINES, AND TROUBLESHOOT PROBLEMS IN ORDER TO FACILITATE A STREAMLINED ESCROW PROCESS.



RESIDENTIAL RE-SALE

Since its inception, Escrow of the West has been real estate agents' top choice for purchases and sales. We realize that every re-sale transaction is unique and requires the complete attention of a dedicated team of escrow professionals.

The quality and quantity of escrows we handle makes us the escrow company of choice in the residential re-sale market. Brokers trust our experience, professionalism and attention to detail. We complete each escrow smoothly and on time, ensuring a reliable partner in your closing.

COMMERCIAL & INDUSTRIAL

Commercial transactions present a unique set of challenges. Escrow of the West officers have expertise with the most complex transactions. Our specialized team of escrow officers enables us to anticipate challenges, meet deadlines and troubleshoot problems in order to facilitate a successful close. That is why brokers and principals trust Escrow of the West's staff to manage their commercial and industrial real estate escrows.

Escrow of the West manages all types of Commercial Real Estate and Industrial transactions including:

Apartments • Land Acquisitions • Retail Properties • Strip Malls • Hotels • Office Buildings • Shopping Centers

YOU CAN FEEL MORE SECURE WITH AN INDEPENDENT ESCROW COMPANY. WITH LESS BUREAUCRACY, ESCROW OF THE WEST EASILY ACHIEVES GREATER EFFICIENCY AND PRODUCTIVITY.



INVESTMENT PROPERTIES

Investing in real estate requires vision. We welcome the opportunity to be your partner as you grow your real estate portfolio. If needed, we can leverage our expertise to guide you through even the most complicated transaction.

Great partnerships lead to smooth transactions and we look forward to delivering straightforward results that will benefit you.

NEW HOME SALES

Escrow of the West's New Homes Sales Division has an unparalleled reputation among builders. Our track record speaks for itself when it comes to volume closings and meeting builder deadlines. We take a team approach to every transaction and provide a liaison between the client and Escrow Officer.

We handle all aspects of DRE processing and educate the client's sales staff in order to streamline the escrow process and provide a quick and efficient close.

INVESTING IN REAL ESTATE TAKES VISION AND WE WELCOME THE OPPORTUNITY TO BE YOUR PARTNER AS YOU GROW YOUR REAL ESTATE PORTFOLIO.

REFINANCE

Leading financial institutions rely on Escrow of the West to guide them through the intricacies of a refinance escrow. Refinancing can be arduous and requires creative thinking while meeting rigorous deadlines.



SHORT SALES

There are many unscrupulous companies and individuals that attempt to take advantage of short sellers during difficult times. As short sales are time-sensitive and demanding, our staff consists of short sales experts to guide you through the process and enable banks and homeowners to feel confident that their escrow will close on time.



R.E.O.

Real Estate Bank- Owned properties have stricter deadlines, tighter requirements and incur special challenges when buying a property from a lending institution. We have a team of escrow officers that specializes in residential and commercial R.E.O. transactions. Major banks have confidence and security knowing that Escrow of the West will successfully close transactions in a timely and efficient manner.

HOLDING ESCROWS

Holding escrows are established to ensure that all parties receive the benefits of their agreement, especially when the parties are new to one another or when payment is dependent on the performance of a service or delivery of a product. Many commercial transactions and individual business arrangements require an unaffiliated third party to hold funds, documents or assets in escrow until the transaction is successfully completed or other conditions are satisfied.

PROBATE/ESTATE SALES

The process of selling real estate through probate can be an extremely stressful and time-consuming process for all parties. By working with Escrow of the West, you can rely upon us to ensure that the court-regulated steps are carefully monitored and managed and that the required documentation is honored throughout the entire transaction.

TRUST SALE

When a trustee is directed to sell a property as a condition of a trust, such transactions often require the prolonged holding of sale proceeds for the benefit of the beneficiaries. By working with Escrow of the West, you can rest assured in knowing that we have the expertise to adhere to the trust document and disburse according to those terms.



THANK YOU for reading about Escrow of the West and considering us for your escrow needs. We value our client relationships and maintain the highest level of professionalism at all times. We believe in strong communication with all parties of a transaction and pay attention to all client requests. We pride ourselves on being a neutral party in real estate transactions and continually strive to give our clients confidence in our services. If there is an opportunity for us to assist you with your escrow needs, please contact us at any time. At Escrow of the West, we will continue to provide you with the level of service that you expect and deserve.

Sincerely,
Galit Ofengart
Chief Operating Officer/ Principal



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