



Sophisticated Escrow Service, Anytime...Anywhere™

Concurrent Closings

What is a concurrent closing?

A Concurrent Closing is the term used to define two or more properties dependent on each other to close. For example, the first transaction in line would fund and record, and the proceeds (or partial proceeds) from that transaction would be transferred and used for the second transaction so that it too can record. Sometimes concurrent recordings exist in which the second transaction is not dependent on the funds from the first transaction. In this case, the two would record back to back without any delay.

Do you have to use the same title and escrow companies for concurrent transactions?

Although it makes the transaction a little bit easier, you do not have to use the same escrow and title Companies. Typically, the procedure on a single transaction is to fund the new loan, record the documents and the title company would then send the remaining proceeds via wire to the escrow company. When two files are concurrent with one another, time is of the essence. If different title and escrow companies are used, then those companies need to communicate and coordinate the transfer of funds from one file to the other and keep a constant status of each other's transactions. When the first transaction has closed, instead of sending the money to the other escrow company, it is best to coordinate between the two title companies the transfer of funds. Once the second title company verifies the funds received, they can go ahead and record the second transaction.

What is the key to a successful transaction?

Communication between all parties is the key. Keeping a constant status of each of the files, i.e., status of loan documents for each file, funding dates and title company information, will only help expedite the closing and make it a smooth and successful close.

Kimberley Levreau
Escrow Officer

**Log on to www.SterlingEscrow.net to
view your transaction status and obtain escrow documents,
anytime... anywhere!**