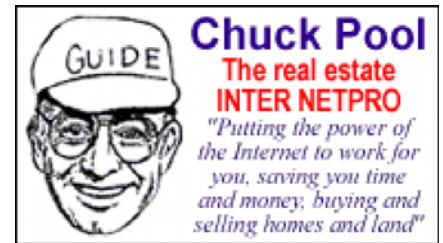


Courtesy of
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Seller's Dos and Don'ts During Escrow

DO'S

- Have any work required by inspections done in a timely manner.
- Keep home and landscaping in good condition during escrow period.
- Make home available for all inspections and appraisals.
- Make tentative arrangements for your move out of the home.
- Leave the home in immaculate condition with carpets steam-cleaned and lawn mowed.
- Keep mortgage payments current.
- Expect some minor complications or problems during escrow and the possibility of the escrow closing later than anticipated on the contract.
- Remember that projected proceeds from sales are only an estimate.
- Leave all keys, garage door openers and instructions and guarantees in a drawer in the kitchen or on the kitchen counter.

DON'Ts

- Don't quit a job.
- Don't try to make any required repairs yourself or by a handyman – hire a licensed contractor.
- Don't spend your proceeds before you receive them.
- Don't expect the escrow to close precisely on the day projected or agreed on in the contract. Many factors can change that day.
- Don't move out before escrow closes.
- Don't have any utilities turned off (Buyers will have meters read and utilities transferred on the day the escrow closes).
- Don't make contact directly with the buyer. All communications should be channeled through your agent.
- Don't lose your patience.