

UNDERSTANDING HOW ESCROW HOLDERS ARE LICENSED IN CALIFORNIA

	INDEPENDENT ESCROW	REAL ESTATE BROKER-OWNED	TITLE COMPANY ESCROW DEPT.
REGULATED BY DEPT. OF BUSINESS OVERSIGHT			
ESCROW LICENSE REQUIRED			
TRUE IMPARTIALITY AS A THIRD PARTY		 BROKER HAS FINANCIAL INTEREST IN THE TRANSACTION	 TITLE CO. HAS OTHER FINANCIAL INTEREST IN THE TRANSACTION

As an Independent Escrow Company (DBO License 963-1502)
Inter Valley Escrow Offers You And Your Clients:

BETTER PROTECTION

Although the majority of escrow companies are honest and above board, the large sums of money handled by escrow companies can entice unscrupulous individuals to abscond with the funds they are holding in trust. And unless the escrow company is bonded, there is often no safeguard assuring the return of the money to consumers.

Licensed escrow companies are consumers' best bet for safeguarding their funds. All licensed escrow companies are required to be members of the Escrow Agents' Fidelity Corporation (EAFC), which provides fidelity coverage for member trust accounts.

HIGHER STANDARDS

The stringent requirements by the Department Business Oversight assure that every licensed escrow company has met the highest standards in the industry. Consumer protection regulations unique to licensed escrow companies include:

- A Certification Program for all escrow officers in the company's employ, including fingerprinting and background checks by the Department of Justice;
- A requirement that an escrow officer with at least five years experience be on-site;
- Financial stability requirement, including at a minimum one CPA audit a year; and, frequent surprise examinations conducted by the Department of Business Oversight;
- Prohibiting employment of convicted felons or anyone who has been disbarred from the real estate industry;
- Membership with the Escrow Agents' Fidelity Corporation (EAFC) which provides fidelity coverage for member trust accounts;
- Company's sole business is doing escrow, which requires a higher level of state regulatory requirements and oversight.

The bottom line is that a licensed escrow company is the best possible neutral third party to complete your real estate transaction. Whether searching for an escrow holder yourself, or looking to recommend one to a client, a licensed escrow company gives you peace of mind.