

		CMD	Carbon Monoxide Detector Notice
		WCMD	Water-Conserving Plumbing Fixtures & Carbon Monoxide Detector Notice
		FHDS	Fire Hardening & Defensible Space Advisory, Disclosure & Addendum
		WFDA	Wild Fire Advisory (<i>if in wildfire area</i>)
		LPD	Lead Based Paint Disclosure (<i>built prior to 1978</i>)
		RGM	Mold Disclosure (<i>if HUD-owned property</i>)
			Septic Report & Certification (<i>if applicable</i>)
		BHAA	Buyer Home Owner Association (HOA) Advisory
		HOA-IR	Homeowner Association Information Request (<i>HOA's</i>)(<i>may also need HOA-RN & HOA-RS</i>)
		QS	Qualified Substitute Declaration of Possession of Transferors Affidavit of Non-Foreign Status
		*	Hazards Booklet Signature Page # 6 (pg 6 & booklets located in e-pubs library)
		*	Booklets: Environmental, Lead (prior to '78), Energy, Earthquake(prior to '60) & Hazards
		SOLAR	Solar Advisory & Questionnaire
Buyer			
		HID	For Your Protection Get a Home Inspection (HUD Home Inspection Notice-FHA)
		BIE	Buyer Inspection Elections
		BIW	Buyer Inspection Waiver
		AVID	Agent Visual Inspection Disclosure
		MCA	Market Conditions Advisory
		DBD	Megan's Law Data Base Disclosure
		SPT	Notice of Your Supplemental Property Tax Bill
		BMI	Buyer's Material Issues Advisory
		NCOA	Non-contingent Offer Advisory
SHORT SALES			
Buyer			
		SSA	Short Sale Addendum
Seller			
		SSIA	Short Sale Information Advisory
		DSSC	Delivery of or failure to deliver short sale lender written consent
			Bank/Lender Short Sale Approval Letter
REO (Real Estate Owned - for lender selling property after foreclosure)			
Buyer			
		REO	REO Advisory
Seller			
		REOL	REO Listing Advisory
OTHER			
Buyer			
			Release of Deposit & Joint Escrow Instructions for Cancellation
		VP	Verification of Property Condition (<i>To be completed within 5 days from COE</i>)
			Bank Loan Approval Letter

ESCROW ITEMS | REPORTS

		Deposit	Initial money deposit receipt from escrow
		*	Commission Instructions
		CDA	Commission Disbursement Ammendment
		*	Escrow Instructions <input type="checkbox"/> Amendment to E.I. (if applicable): <input type="checkbox"/>
		*	Preliminary Title Report: <input type="checkbox"/> Buyer Acknowledgement: <input type="checkbox"/>
		*	Home Inspection Report
		*	Home Warranty
		*	Natural Hazard Disclosure (NHD) (1-4 units) NHD Signature Pg. <input type="checkbox"/>
			Termite Report : <input type="checkbox"/> Termite Clearance Date Received: <input type="checkbox"/>
			Buyers of approval of HOA docs
			City Inspection 9a Report <i>(if applicable, for seller & buyer files)</i>
		ETA	Extension of Time Addendum
		*	Final HUD/Escrow Closing Statement
		COL	Cancellation of Listing
		CC	Cancellation of Contract

CLOSE OF ESCROW

Funding Date:	Recording Date:	Form Revised: 12.28.2022
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