Title and Closing Services

LandAmerica offices and agents can coordinate and provide a wide variety of services to facilitate the efficient closing of a real estate transaction, including issuing title reports, endorsements and policies, underwriting, recording, escrow services, and additional services which can include:

Appraisal Service

Many LandAmerica branch offices can coordinate residential appraisals locally or through LandAmerica's joint venture eAppraiseIT™ — the nation's largest provider of residential valuation services.

Flood Certification

Through our network of national service providers, many LandAmerica branch offices can coordinate flood certification services including basic flood determinations, life-of-loan flood zone determinations, census tract certification, and flood zone certification that complies with the Home Mortgage Disclosure Act.

Home Warranty

LandAmerica Home Warranty provides homeowners with peace of mind against the high cost of a home's major systems and appliance repairs. For more information visit **www.landamwarranty.com**.

Property Inspection Services

In certain locations around the country, LandAmerica branch offices and agents can coordinate property inspection services, providing for home, pest, and environmental inspections.

Zoning Certification

LandAmerica branch offices can coordinate pertinent zoning information on residential projects, through our network of national service providers.

1031 Exchange

LandAmerica established its 1031 Exchange Services Division in 1990 solely to facilitate tax-deferred exchanges. Our offices that specialize in 1031 Exchange Services have passed a LandAmerica certification standard.

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LandAmerica® Southland Title

Southland Title

Escrow Division

LandAmerica® Southland Title

Q&A

What Is Escrow?

Escrow is a service which provides the public with a means of protection in the handling of funds and/or documents. Escrow enables the buyer and the seller to transact business with each other through a neutral party, thereby minimizing their risk.

In the escrow, all parties involved give their instructions to the neutral intermediary, the "escrow holder," whose duty is to ensure that no funds or property will change hands until all instructions have been carried to completion.

Why Do I Need Escrow?

Whether you are the buyer or the seller, you want assurance that no funds or property will change hands until all of your instructions have been followed. With the increasing complexity of business, law and tax structures, it takes a trained professional to supervise the transaction.

Who Chooses The Escrow?

The selection of the escrow holder is normally done on the agreement between principals. If a real estate broker is involved in the transaction, the broker may recommend an escrow holder. However, it is the right of the principals to use an escrow holder who is competent and who is experienced in handling the type of escrow at hand.

www.southlandtitle.com

LandAmerica companies have been underwriting title policies since 1876, and we haven't stopped perfecting the process yet. We stay on the leading edge of technology in our commitment to making each transaction as easy, thorough, and efficient as possible — without sacrificing the personal touch.

To underline that commitment, we make this guarantee: if you're not satisfied with our service, or with any part of your settlement experience, we'll refund your escrow fee.* It's really that simple, because we're really that serious about delivering the performance you expect, every step of the way.

**Offer applies only to 1-4 family residential properties.*

100% SATISFACTION GUARANTEED

Escrow Functions

- Neutral "stakeholder"
- Prepares instructions
- Requests preliminary title report
- Requests beneficiary/demand statements
- Complies with lender's requirements
- Receives buyer funds
- Prepares or assists in preparing the deed and other documents
- Prorates taxes, interest and rents as instructed
- Secures releases of conditions or contingencies as required
- Facilitates the recording of documents as instructed
- Requests issuance of title insurance policy and closes escrow when all conditions are met
- Disburses funds as authorized by instructions
- Prepares final statements for the parties
- The escrow holder DOES NOT offer legal advice, negotiate the transaction, or offer investment advice

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