



buying a home IN ARIZONA



First American Title™



think first.

THINK FIRST AMERICAN.



First American Title™

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Quick Reference

Your ESCROW NUMBER	
Your NEW ADDRESS	
City/State/Zip	

Complete the following information as it becomes available. Utility companies may ask for your Escrow Number and the name of your Title Company.
IMPORTANT: Do not cancel your current home insurance or disconnect utilities prior to the close of escrow.

REALTOR®	
Name	
Other Team Members	
Company	
Address	
City/State/Zip	
Phone	
Cell	
Fax	
Email	
Website	

FIRST AMERICAN TITLE	
Escrow Officer	
Phone	
Fax	
Email	
Escrow Assistant	
Phone	
Email	
Address	
City/State/Zip	

INSURANCE	
Agent	
Phone	
Policy No.	
STOP DATE	
New Agent	
Phone	
Policy No.	
START DATE	
Home Warranty	
Plan No.	
Policy No.	

COMMUNICATIONS	
Phone Service	
AT&T	1.800.222.0300; www.att.com
Verizon	1.877.300.4498; www.connectoverizon.com
NEW PHONE NO.	

NEWSPAPERS	
Arizona Republic	602.444.1000; www.azcentral.com
The Tribune	480.898.6500; www.tribune.com

MAIL	
United States Postal Service	www.usps.com

GAS	
Southwest Gas	1.877.860.6020; www.swgas.com
START DATE	

ELECTRIC	
Salt River Project	602.236.8888; www.srpnet.com
APS	602.371.7171; www.aps.com
START DATE	

COMMUNICATIONS	
Internet and Television Service	
Cox	602.277.1000; www.cox.com
Direct TV	1.888.777.2454; www.directv.com
Dish Network	1.800.823.4929; www.dishnetwork.com
Western Broadband	1.800.998.8040; www.westernbroadband.net
CenturyLink (formerly Qwest)	1.800.366.8201; www.centurylink.com
START DATE	

fast facts

> FOR BUYERS

> REALTOR.®

A REALTOR® is a licensed real estate agent and a member of the National Association of REALTORS,® a real estate trade association.

REALTORS® also belong to their state and local Boards of REALTORS.® They have a wealth of resources at their disposal, including the Multiple Listing Service and continuing education. All association members agree to abide by a 17-article Code of Ethics and strive for the height of professionalism.

> REAL ESTATE AGENT.

A real estate agent is licensed by the state to represent parties in the transfer of property. Every REALTOR® is a real estate agent, but not every real estate agent is a professional REALTOR.®

> LISTING AGENT.

A listing agent forms a legal relationship with the homeowner to sell the property, and places the property in the Multiple Listing Service.

> BUYER'S AGENT.

A Buyer's agent or Buyer broker is an agent hired by the Buyer. Generally, the Buyer broker is paid from the commission fee agreed to by the Seller.

> MULTIPLE LISTING SERVICE (MLS).

The MLS is a database of properties listed for sale by REALTORS® who are members of the local Board of REALTORS.® Information on an MLS property is available to thousands of REALTORS.®

> COMMITMENT IS A TWO-WAY STREET.

Your REALTOR® will make a commitment to spend valuable hours finding the right home for you: researching listings, previewing properties, visiting homes with you, and negotiating your contract. Honor that commitment by staying with the REALTOR® you've selected until you purchase your home. Be sure your REALTOR® accompanies you on your first visit to all new homes and open houses, too.

THE ADVANTAGES

OF WORKING WITH ONLY ONE REALTOR® INCLUDE:

1

The REALTOR® becomes familiar with your family's needs.

2

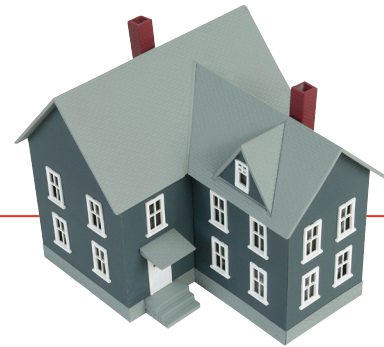
You develop better rapport and communication when working towards your goal with only one REALTOR.®

3

The REALTOR® is more committed to you because you return that commitment.

4

You avoid any uncomfortable situation arising from agent conflict.



Excerpt from Preamble to the REALTOR'S® Code of Ethics:

*The term **REALTOR**® has come to connote competency, fairness, and high integrity resulting from adherence to a lofty ideal of moral conduct in business relations.*

• • •

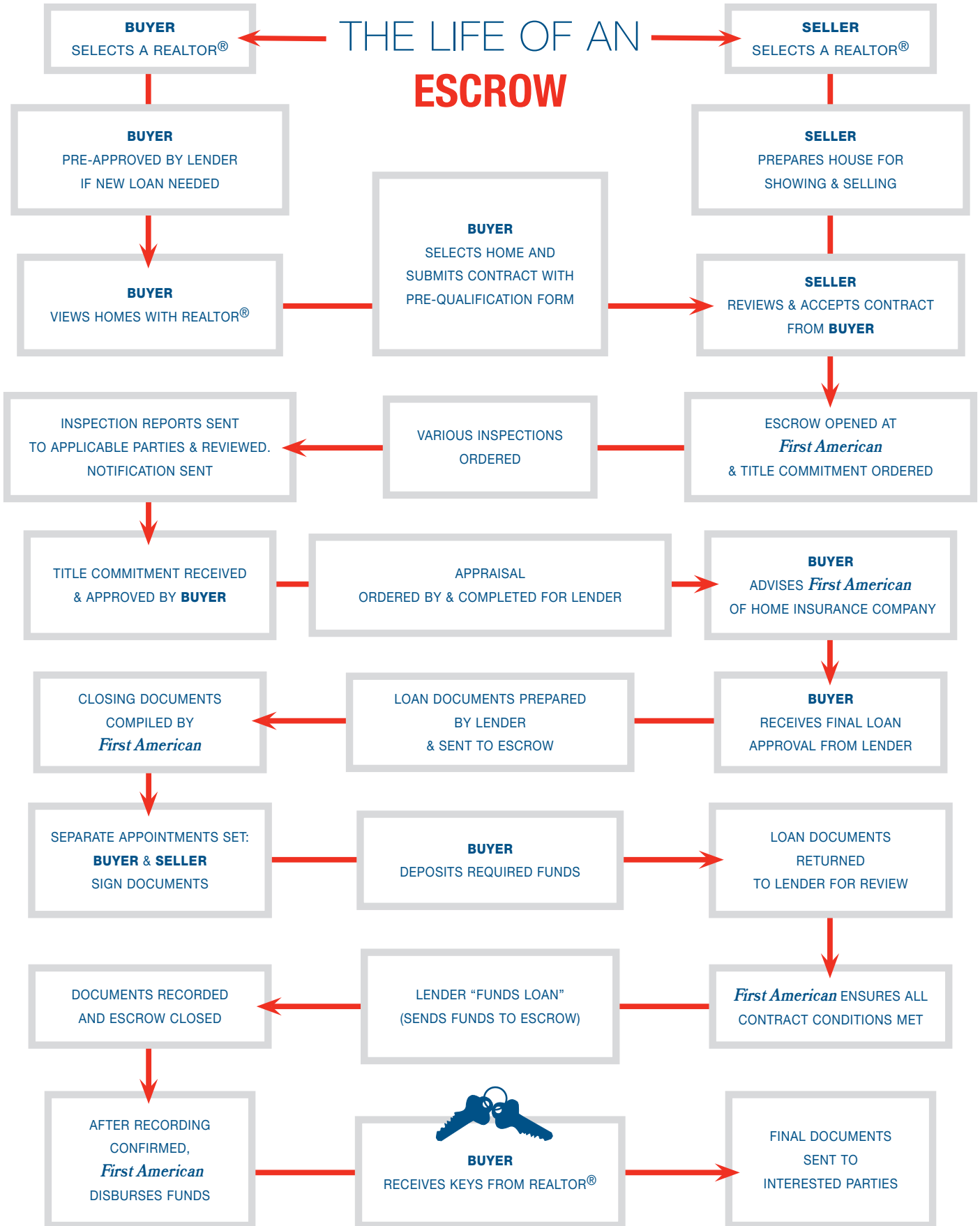
No inducement of profit and no instruction from clients ever can justify departure from this ideal.

• • •

In the interpretation of this obligation, REALTORS® can take no safer guide than that which has been handed down through the centuries, embodied in the Golden Rule:

“Whatsoever ye would that others should do to you, do ye even so to them.”

THE LIFE OF AN ESCROW



benefits

FROM A PROFESSIONAL REALTOR®

CONGRATULATIONS ON YOUR DECISION TO BUY A HOME!

It's a challenging project, and there are many ways a professional can help. Here are some of the many ways you may benefit from working with a REALTOR®:

IT WON'T COST YOU A PENNY!

The REALTOR® who helps you buy a home is traditionally paid by the Seller.

MANY MORE HOME CHOICES.

Your REALTOR® has thousands of homes to choose from through the Multiple Listing Service (MLS), so you're more likely to find the home that's just right for you and find it quicker. In fact, a majority of the homes for sale are listed by REALTORS® and aren't available to you unless you are working with a REALTOR®.

A NUMBER OF TRANSACTIONS "FALL OUT."

Unfortunately, it's true. Some transactions fall apart before closing. An experienced REALTOR® may be able to resolve problems and see your transaction through to a successful closing.

KNOWLEDGE OF NEW HOME SUBDIVISIONS.

New home subdivisions will welcome you and your REALTOR®. If you're interested in buying a new home, take your agent with you on your first visit to each subdivision. Your professional REALTOR® is an important source of information who can supply background on the builder, nearby subdivisions, and the local community.

IT'S A MAJOR INVESTMENT.

You use a professional for your legal, financial and health needs. Why gamble on what may be your biggest investment without a professional at your side?

HELP WITH FSBO'S.

If you consider a "For Sale By Owner," take your REALTOR® along to help negotiate the contract. The owner may not only agree to your terms, but also agree to pay the agent's commission.

LESS LIABILITY.

You will have more protection from legal and financial liability, especially as real estate transactions become more complicated.

THE PAPERWORK.

Your experienced REALTOR® will negotiate and prepare the purchase contract for you and assist you throughout the escrow process.

[COUNT ON]

First American Title

[COUNT ON US] *for service*

In recent polls based on "quality of service, product and people," we've been voted Number One in Arizona four times (Arizona Business Magazine: Ranking Arizona). Your REALTOR® recommends First American with confidence, knowing each of our branches is staffed by professionals dedicated to closing your escrow.

[COUNT ON US] *for stability*

First American Title is the principle subsidiary of First American Financial (NYSE: FAF). For more than 120 years, First American has been committed to providing quality information backed by a guarantee of integrity and a confidence that First American would be there to stand behind its word. This commitment has given our policyholders the peace of mind they need to complete their valuable transactions.

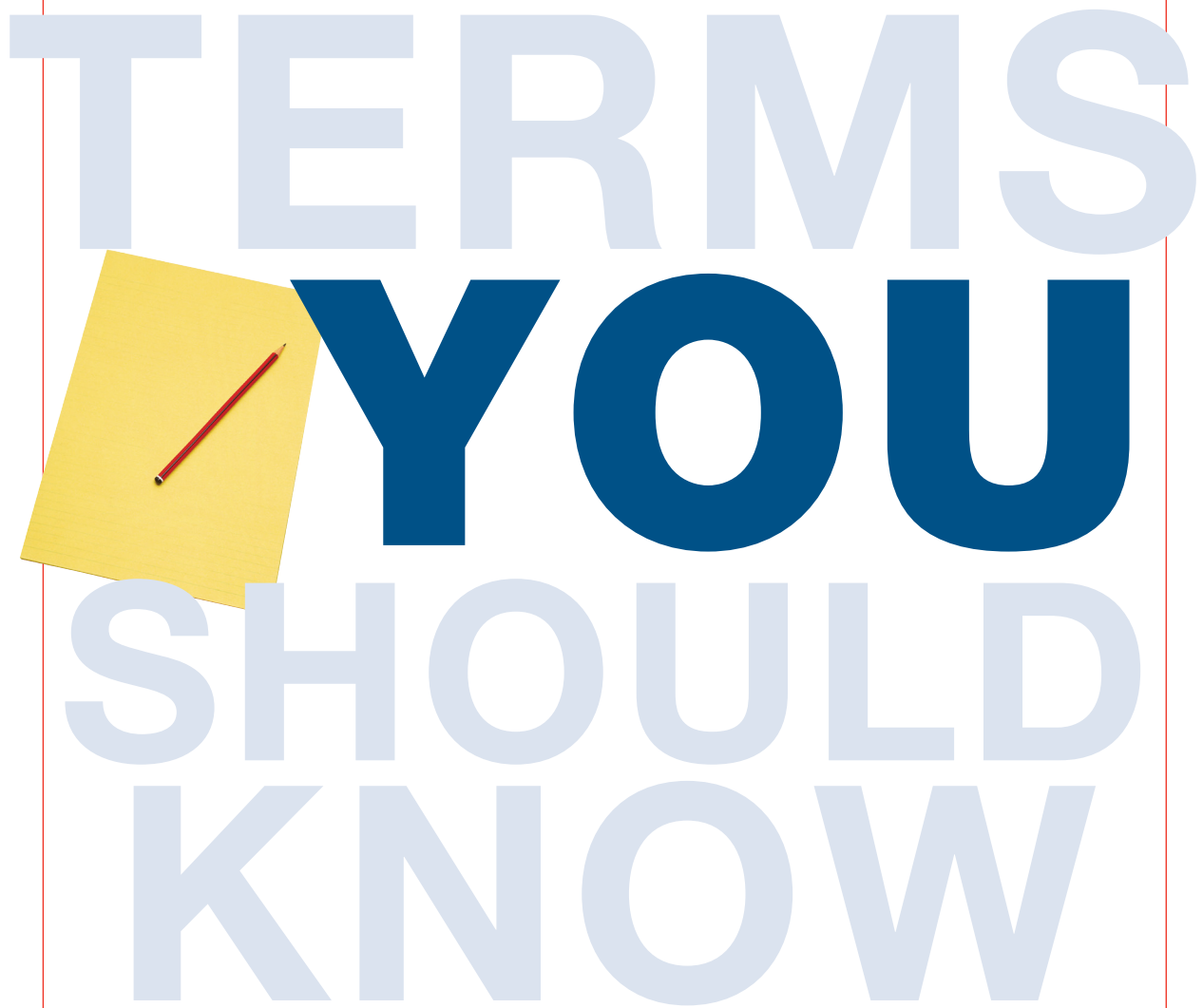
[COUNT ON US] *for convenience*

We offer convenient locations throughout the Phoenix Metropolitan Area and Southern Arizona.

[COUNT ON US] *for all of your needs*

First American offers more than title insurance and escrow services:
Property Research • Account Servicing
Foreclosures • 1031 Tax-Deferred Exchanges • Home Warranty
Property & Casualty Insurance

TERMS YOU SHOULD KNOW



- > **AMORTIZED LOAN.** A loan that is paid off—both interest and principal—by regular payments that are equal or nearly equal.
- > **AMENDMENT.** A change—either to alter, add to, or correct—part of an agreement without changing the principal idea or essence.
- > **APPRAISAL.** An estimate of value of property resulting from analysis of facts about the property; an opinion of value.
- > **ASSUMPTION.** Taking over another person's financial obligation; taking title to a property with the Buyer assuming liability for paying an existing note secured by a deed of trust against the property.
- > **BENEFICIARY.** The recipient of benefits, often from a deed of trust; usually the lender.
- > **CLOSE OF ESCROW.** The date the documents are recorded and title passes from Seller to Buyer. On this date, the Buyer becomes the legal owner, and title insurance becomes effective.

- > **CLOUD ON TITLE.** A claim, encumbrance, or condition that impairs the title to real property until disproved or eliminated through such means as a quitclaim deed or a quiet title legal action.

- > **COMPARABLE SALES.** Sales that have similar characteristics as the subject property, used for analysis in the appraisal. Commonly called “comps.”

- > **CONVEYANCE.** An instrument in writing, such as a deed used to transfer (convey) title to property from one person to another.

- > **DEED OF TRUST.** An instrument used in many states in place of a mortgage. A written instrument by which title to an interest in land is transferred by the trustor to a trustee for a loan or other obligation.

- > **DEED RESTRICTIONS.** Limitations in the deed to a property that dictate certain uses that may or may not be made of the property.

- > **EARNEST MONEY DEPOSIT.** Down payment made by a purchaser of real estate as evidence of good faith; a deposit or partial payment.

- > **EASEMENT.** A right, privilege or interest limited to a specific purpose that one party has in the land of another.

- > **HAZARD INSURANCE.** Real estate insurance protecting against fire, some natural causes, vandalism, etc., depending upon the policy. Buyer often adds liability insurance and extended-coverage for personal property.

- > **IMPOUNDS.** A trust type of account established by lenders for the accumulation of borrower's funds to meet periodic payments of taxes, mortgage insurance premiums and/or future insurance policy premiums, required to protect their security.

- > **LEGAL DESCRIPTION.** A description of land recognized by law, based on government surveys, spelling out the exact boundaries of the entire piece of land. It should so thoroughly identify a parcel of land that it cannot be confused with any other.

- > **LIEN.** A form of encumbrance that usually makes a specific property the security for the payment of a debt or discharge of an obligation. For example, judgments, taxes, mortgages, deeds of trust.

- > **MORTGAGE.** The instrument by which real property is pledged as security for repayment of a loan.

- > **PITI.** A payment that combines Principal, Interest, Taxes and Insurance.

- > **POWER OF ATTORNEY.** A written instrument whereby a principal gives authority to an agent. The agent acting under such a grant is sometimes called an “Attorney-in-Fact.”

- > **PURCHASE AGREEMENT.** The purchase contract between the Buyer and Seller. It is usually completed by the real estate agent and signed by the Buyer and Seller.

- > **QUITCLAIM DEED.** A deed operating as a release, intending to pass any title, interest, or claim which the grantor may have in the property, but not containing any warranty of a valid interest or title by the grantor.

- > **RECORDING.** Filing documents affecting real property with the County Recorder as a matter of public record.

- > **WARRANTY DEED.** A real estate oriented document used to convey fee title to real property from the grantor (usually the Seller) to the grantee (usually the Buyer).

OBTAINING A NEW LOAN

WHEN AND WHERE TO APPLY FOR A LOAN?

There are many sources for home loans including banks, credit unions, mortgage companies, and mortgage brokers. Your REALTOR® may give you several names of lenders who have proven reliable in their previous transactions. Apply for your loan as soon as possible. In fact, it's probably a good idea to **know what you can afford before you begin looking** for your new home. It can give you more bargaining power when negotiating with a Seller, especially in today's market. A lender can prequalify you for a certain price range and help you avoid disappointment later.

YOUR LENDER WILL MAIL OUT VERIFICATION REQUESTS and order an appraisal on the property you are buying. **If your lender asks for additional items, please comply promptly with those requests to avoid delaying loan approval.**

WHAT IS HAZARD (OR FIRE) INSURANCE?

Hazard insurance covers the dwelling itself and is required by the lender to protect their "risk" in your home. Your lender or REALTOR® will explain the necessary hazard insurance coverage to you. If you are buying a condominium, a master policy already exists which includes your unit—but it does not cover your personal belongings.

CONTACT YOUR INSURANCE AGENT EARLY IN THE PROCESS,

because this coverage must be provided so the lender can release loan funds to First American. Hazard insurance is one of the items frequently postponed until the last minute, and **this can result in delaying the closing for a day or more.** Order your insurance as soon as your loan is approved; then furnish your escrow officer with the agent's name and phone number.

When you talk with your insurance agent, be sure to ask about additional coverage in a homeowner's policy to insure your personal belongings and to protect against liability for such events as injuries to visitors.

WHAT HAPPENS AFTER LOAN APPROVAL?

After loan approval and just prior to your planned closing date, the lender will send loan documents to First American Title, and your escrow officer will prepare an estimated settlement statement. This statement indicates what funds go where, and at this time your escrow officer can tell you how much money you need to bring to the closing appointment. **Be aware that this amount may be higher or lower than previously estimated** due to changes in such items as prepaid interest, prorated fees, courier fees, and impound accounts.

What You May Need For The Loan Application

Be prepared to provide some or all of these items to your loan officer.

Addresses of residences for last two years

Social Security Number

Driver's License or other valid ID

Names and addresses of employers
for last two years

Two recent pay stubs showing
year-to-date earnings

Federal tax returns for last two years

W-2's for last two years

Last two months statements for all
checking and savings accounts

Loans: Names, addresses, account numbers,
and payment amounts on all loans

Real estate loans: Names, addresses,
account numbers, and payment amounts
on all loans for other real estate you own

Credit cards: Names, addresses, account
numbers, and payment amounts on all
credit cards

Addresses and values of other real estate owned

Value of personal property. Your best estimate
of the value of all your personal property (autos,
boats, furniture, jewelry, television, stereo,
computer, other electronics, etc.)

For a VA loan, Certificate of Eligibility or DD214s

Divorce decree if applicable

Funds to pay upfront for the credit report
and appraisal

Letters of Explanation regarding credit inquires or
special circumstances

WHAT TO **AVOID**

DURING THE LOAN PROCESS

DO NOT CHANGE JOBS. A job change may result in your loan being denied, particularly if you are taking a lower paying position or moving into a different field. Don't think you're safe because you've received approval earlier in the process, as the lender may call your employer to re-verify your employment just prior to funding the loan. ❌

DON'T PAY OFF EXISTING ACCOUNTS UNLESS THE LENDER REQUESTS IT. If your Loan Officer advises you to pay off certain bills in order to qualify for the loan, follow that advice. Otherwise, leave your accounts as they are until your escrow closes. ❌

AVOID SWITCHING BANKS OR MOVING YOUR MONEY TO ANOTHER INSTITUTION. After the lender has verified your funds at one or more institutions, the money should remain there until needed for the purchase. ❌

DON'T MAKE ANY LARGE PURCHASES. A major purchase that requires a withdrawal from your verified funds or increases your debt can result in your not qualifying for the loan. A lender may check your credit or re-verify funds at the last minute, so avoid purchases that could impact your loan approval. ❌

types of loans

ADJUSTABLE RATE LOAN. Adjustable or variable rate refers to the fluctuating interest rate you'll pay over the life of the loan.

The rate is adjusted periodically to coincide with changes in the index on which the rate is based. The minimum and maximum amounts of adjustment, as well as the frequency of adjustment are specified in the loan terms. An adjustable rate mortgage may allow you to qualify for a higher loan amount but maximums, caps and time frames should be considered before deciding on this type of loan.

ASSUMABLE LOAN. A true assumable loan is rare today! This loan used to enable a buyer to pay the seller for the equity in the home and take over the payments without meeting any requirements. Assumables these days generally require standard income, credit and funds verification by the lender before the loan can be transferred to the buyer.

BALLOON PAYMENT LOAN. A balloon loan is amortized over a long period but the balance is due and payable much sooner, such as amortized over 30 years but due in five years. The loan also may be extendable or it may roll into a different type. This could be an option if you expect to refinance before the loan is due or you plan to sell before that date. Discuss this option carefully with your Loan Officer before accepting this type of loan.

BUY-DOWN LOAN. If you have cash to spare, you can pay a portion of the interest upfront to reduce your monthly payments.

COMMUNITY HOMEBUYER'S PROGRAM. This program is designed to assist first-time buyers by offering a fixed rate and a low downpayment, such as 3 to 5% down. The program doesn't require cash reserves, and qualifying ratios are more lenient; however, the buyer's income must fall within a certain range and a training course may be necessary if required by the program. Ask your Loan Officer if this program is available in your community and whether or not you might qualify.

CONVENTIONAL LOAN. This simply describes a loan that is not obtained under any government-insured program, secured by investors. It could be any type: fixed rate, adjustable, balloon, etc.

FHA LOAN. This program is beneficial for buyers who don't have large downpayments. The loan is insured by the Federal Housing Administration under Housing and Urban Development (HUD) and offers easier qualifying with less cash needed upfront but the condition of the property is strictly regulated. The Seller will pay a portion of the closing costs that would typically be paid by the buyer in a conventional loan program.

FIXED RATE LOAN. This loan has one interest rate that is constant throughout the loan.

GRADUATED PAYMENTS. This is a mortgage that has lower payments in the beginning that increase a pre-determined amount (not based on current rate fluctuations as with an adjustable) usually on an annual schedule for a specific number of years.

NO-QUALIFYING. A no-qualifying loan may be an option for those who can afford a larger downpayment, generally 25% to 30% or more. Since the risk for the lender is virtually eliminated, the borrower doesn't have to meet normal lender requirements such as proof of income.

VA LOAN. People who have served in the U.S. armed forces can apply for a VA loan which covers up to 100% of the purchase price and requires little or no downpayment. The seller pays much of the closing costs but those fees are added to the sales price of the home.

WAYS TO TAKE TITLE **IN ARIZONA**

COMMUNITY PROPERTY	JOINT TENANCY WITH RIGHT OF SURVIVORSHIP	COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP	TENANCY IN COMMON
Requires a valid marriage between two persons.	Parties need not be married; may be more than two joint tenants.	Requires a valid marriage between two persons.	Parties need not be married; may be more than two tenants in common.
Each spouse holds an undivided one-half interest in the estate.	Each joint tenant holds an equal and undivided interest in the estate, unity of interest.	Each spouse holds an undivided one-half interest in the estate.	Each tenant in common holds an undivided fractional interest in the estate. Can be disproportionate, e.g., 20% and 80%; 60% and 40%; 20%, 20%, 20% and 40%; etc.
One spouse cannot partition the property by selling his or her interest.	One joint tenant can partition the property by selling his or her joint interest.	One spouse cannot partition the property by selling his or her interest.	Each tenant's share can be conveyed, mortgaged or devised to a third party.
Requires signatures of both spouses to convey or encumber.	Requires signatures of all joint tenants to convey or encumber the whole.	Requires signatures of both spouses to convey or encumber.	Requires signatures of all tenants to convey or encumber the whole.
Each spouse can devise (will) one-half of the community property.	Estate passes to surviving joint tenants outside of probate.	Estate passes to the surviving spouse outside of probate.	Upon death the tenant's proportionate share passes to his or her heirs by will or intestacy.
Upon death the estate of the decedent must be "cleared" through probate, affidavit or adjudication.	No court action required to "clear" title upon the death of joint tenant(s).	No court action required to "clear" title upon the first death.	Upon death the estate of the decedent must be "cleared" through probate, affidavit or adjudication.

Note: Arizona is a community property state. Property acquired by a husband and wife is presumed to be community property unless legally specified otherwise. Title may be held as "Sole and Separate." If a married person acquires title as sole and separate, his or her spouse must execute a disclaimer deed to avoid the presumption of community property. Parties may choose to hold title in the name of an entity, e.g., a corporation; a limited liability company; a partnership (general or limited), or a trust. Each method of taking title has certain significant legal and tax consequences; therefore, you are encouraged to obtain advice from an attorney or other qualified professional.

rent vs. buy

WHY PAY RENT WHEN YOU COULD BUILD EQUITY IN A HOME.



Have you ever considered how much you pay in rent over an extended period of time? It is probably a lot more than you realize. The amount you spend for rent each month could be applied to a mortgage, not only building equity in your own property, but-in most cases-substantially reducing the Federal and State income taxes you pay each year. And what happens to your rent money? It's gone! There's no interest, no equity, no return.

To determine your home-buying ability, call your real estate agent or lender. The consultation is free-no strings attached-so make the call today!

MONTHLY PAYMENT	AFTER 1 YEAR	AFTER 3 YEARS	AFTER 5 YEARS	AFTER 10 YEARS	AFTER 15 YEARS	YOUR RETURN
\$400	\$4,800	\$14,400	\$24,000	\$48,000	\$72,000	\$0
\$500	\$6,000	\$18,000	\$30,000	\$60,000	\$90,000	\$0
\$600	\$7,200	\$21,600	\$36,000	\$72,000	\$108,000	\$0
\$700	\$8,400	\$25,200	\$42,000	\$84,000	\$126,000	\$0
\$800	\$9,600	\$28,800	\$48,000	\$96,000	\$144,000	\$0
\$900	\$10,800	\$32,400	\$54,000	\$108,000	\$162,000	\$0
\$1,000	\$12,000	\$36,000	\$60,000	\$120,000	\$180,000	\$0
\$1,100	\$13,200	\$39,600	\$66,000	\$132,000	\$198,000	\$0
\$1,200	\$14,400	\$43,200	\$72,000	\$144,000	\$216,000	\$0
\$1,300	\$15,600	\$46,800	\$78,000	\$156,000	\$234,000	\$0
\$1,400	\$16,800	\$50,400	\$84,000	\$168,000	\$252,000	\$0
\$1,500	\$18,000	\$54,000	\$90,000	\$180,000	\$270,000	\$0
\$1,750	\$21,000	\$63,000	\$105,000	\$210,000	\$315,000	\$0
\$2,000	\$24,000	\$72,000	\$120,000	\$240,000	\$360,000	\$0
\$2,500	\$30,000	\$90,000	\$150,000	\$300,000	\$450,000	\$0

| NOTES |

**SAMPLE MORTGAGE PAYMENT
30-YEAR LOAN / PRINCIPAL & INTEREST ONLY**

LOAN AMOUNT	INTEREST RATE							
	3.50%	3.75%	4%	4.25%	4.50%	4.75%	5%	5.25%
\$80,000	359	370	382	394	405	417	429	442
\$100,000	449	463	477	492	507	522	537	552
\$120,000	539	556	573	590	608	626	644	663
\$140,000	629	648	668	689	709	730	752	773
\$160,000	718	741	764	787	811	835	859	884
\$180,000	808	834	859	885	912	939	966	994
\$200,000	898	926	955	984	1,013	1,043	1,074	1,104
\$220,000	988	1,019	1,050	1,082	1,115	1,148	1,181	1,215
\$240,000	1,078	1,111	1,146	1,181	1,216	1,252	1,288	1,325
\$260,000	1,168	1,204	1,241	1,279	1,317	1,356	1,396	1,436
\$280,000	1,257	1,297	1,337	1,377	1,419	1,461	1,503	1,546
\$300,000	1,347	1,389	1,432	1,476	1,520	1,565	1,610	1,657

**HOW MUCH
HOME
CAN YOU
AFFORD?**

THIS FORMULA IS ONLY A GUIDE AND NOT TO BE CONSTRUED AS ACTUAL LENDING CALCULATIONS.

Contact your loan officer to determine more accurately what price range you should consider. Lenders abide by certain ratios when calculating the loan amount their customers can qualify for and the ratios vary by lender and loan program. Many use 28% of your gross monthly income as the maximum allowed for your mortgage payment (principal/interest/taxes/insurance or PITI); for your total monthly debt, the ratio is 36%. Total monthly expenses means PITI plus long-term debt (such as auto loans) and revolving/credit-card debt. Do not include other expenses such as groceries, utilities, clothing, tuition, etc., to calculate this ratio.

MONTHLY PAYMENTS
ON ACCOUNTS, AUTO,
CREDIT CARD, LOANS

+ _____

+ _____

+ _____

+ _____

+ _____

= TOTAL MONTHLY
DEBT (A)

MONTHLY ALLOWABLE TOTAL DEBT (C) _____

MINUS MONTHLY DEBT -(A) _____

= MONTHLY ALLOWABLE PITI (D) _____

(LESS 20% FOR TAXES & INSURANCE) _____ x .80

= ALLOWABLE PRINCIPAL/INTEREST ONLY (E) _____

GROSS MONTHLY INCOME (B) _____

_____ x .28

= MONTHLY ALLOWABLE PITI (F) _____

(LESS 20% FOR TAXES & INSURANCE) _____ x .80

= ALLOWABLE PRINCIPAL/INTEREST ONLY (G) _____

PAYMENT: ENTER LESSER OF (E) OR (G) (H) _____

GROSS MONTHLY
INCOME BEFORE
TAXES (B): _____

_____ x .36

= ALLOWABLE TOTAL
MONTHLY DEBT (C)

**USING THE CHART ABOVE,
FIND CURRENT INTEREST RATE.
LOCATE PAYMENT AMOUNT IN
THAT COLUMN CLOSE TO YOUR
PRINCIPAL AND INTEREST (H).
FIND LOAN AMOUNT TO THE
LEFT AND ENTER HERE.**

LOAN AMOUNT _____

FOR 20% DOWN _____ ÷ .80

= HOME PRICE _____

LOAN AMOUNT _____

FOR 10% DOWN _____ ÷ .90

= HOME PRICE _____

SELECTING A HOME



The following home comparison chart is designed to help you remember the homes you visit and what you liked best and least about each one. Rate features or make notes that will help you determine what pleased or displeased you.

Remembering each home would appear easy, but it can quickly become confusing. Which home was near the school? Which one had the great pool? Did it have a family room? And how many bathrooms? In the "Something Memorable" category, note something you think is unusual and memorable about each home, such as a stained glass window, fruit trees, a child's playhouse. This will make it easier for you to recall the property later and refer to a specific address. And, last but not least, maybe the most important question, does this house feel like home?

Good luck with your search, and enjoy your house hunting adventure!

HOME COMPARISON chart

	HOME 1	HOME 2	HOME 3	HOME 4	HOME 5
ADDRESS					
ASKING PRICE					
NO. BEDROOMS/BATHS	/	/	/	/	/
SQUARE FOOTAGE					
FIRST IMPRESSION					
LOCATION					
NEIGHBORHOOD					
APPEALING STYLE					
LIVING ROOM					
DINING ROOM					
GREAT ROOM					
KITCHEN					
FAMILY ROOM					
BATHROOM					
MASTER BEDROOM					
MASTER BATH					
BEDROOMS					
FLOOR PLAN					
PATIO					
POOL					
LANDSCAPING					
GARAGE OR CARPORT					
SOMETHING MEMORABLE					
DOES THIS FEEL LIKE HOME?					

THE ESCROW PROCESS AT FIRST AMERICAN

WHAT IS AN ESCROW? An escrow is a process wherein the Buyer and Seller deposit written instructions, documents, and funds with a neutral third party until certain conditions are fulfilled. In a real estate transaction, the Buyer does not pay the Seller directly for the property. The Buyer gives the funds to an escrow company who, acting as an intermediary, verifies that title to the property is clear and all written instructions in the contract have been met. Then the company transfers the ownership of the property to the Buyer through recordation and pays the Seller. This process protects all parties involved.

The State of Arizona licenses and regulates all title and escrow companies. The Department of Insurance and the Department of Financial Institutions can inspect a company's records at any time, providing further oversight of the company's management and position as an impartial third party to the transaction.

In Arizona, escrow services are generally provided by a title insurance company instead of an attorney. The stability, reliability and performance of your title and escrow company are vital to protect the interests of all parties to the transaction.

HOW IS AN ESCROW OPENED? Once you have completed the contract (or Purchase Agreement), and the Seller has accepted the offer, your REALTOR® will open the escrow. The earnest money deposit and the contract are placed in escrow. As a neutral party to the transaction, First American can respond only to those written instructions agreed to mutually by all "interested" parties (Seller and Buyer); First American cannot otherwise alter the contract or create instructions, and that protects all interested parties.

HOW TO HOLD TITLE. You should inform your escrow officer and lender as soon as possible of how you wish to hold title to your home and **exactly** how your name(s) will appear on all documents. This allows your lender and title company to prepare all documents correctly. **(Changes later, such as adding or deleting an initial in your name, can delay your closing.)** A comparison of the ways to hold title in the state of Arizona appears on Page 14. You may wish to consult an attorney, accountant or other professional before deciding how to hold title.

WHAT HAPPENS AT FIRST AMERICAN? During the escrow period, our title department begins researching and examining all historical records pertaining to the subject property. Barring any unusual circumstances, a commitment for title insurance is issued, indicating a clear title or listing any items which must be cleared prior to closing. The commitment is sent to you for review. (See Explanation of Title Commitment on the next page.)

Your escrow officer follows instructions on your contract, coordinates deadlines, and gathers all necessary paperwork. For example, written requests for payoff information (called "demands") are sent to the Seller's mortgage company and any other lien holders.

AS PART OF OUR SERVICE, FIRST AMERICAN WILL:

OPEN escrow and deposit your "good faith" funds in a separate escrow account.

CONDUCT a title search to determine ownership and status of the subject property.

ISSUE a title commitment and begin the process to delete or record items to provide clear title to the property.

Per contract, **CONFIRM** that the lender has determined you, the Buyer, are qualified for a new loan.

ASK you to complete a beneficiary's statement if you are assuming the Seller's loan.

MEET all deadlines as specified in the contract.

REQUEST payoff information for the Seller's loans, other liens, homeowners association fees, etc.

PRORATE fees, such as property taxes, per the contract, and prepare the settlement statement.

SET separate appointments: Seller will sign documents; you will sign documents and deposit funds.

REVIEW documents ensuring all conditions and legal requirements are fulfilled; request funds from lender.

When all funds are deposited, **RECORD** documents at the County Recorder to transfer the subject property to you.

After recordation is confirmed, **CLOSE** escrow and disburse funds, including Seller's proceeds, loan payoffs, REALTORS® commissions, related fees for recording, etc.

PREPARE and send final documents to parties involved.

EXPLANATION OF TITLE COMMITMENT

WHAT HAPPENS NEXT FOR THE BUYER?

IDENTITY STATEMENT. You will be asked to fill out an Identity Statement that enables our title department to distinguish you from others with identical names during our search of County records. It also provides basic information that will be useful for your escrow officer.

HOME LOAN. Unless you are paying cash, assuming a loan, or the Seller is financing, you will need to apply for a home loan if you have not already done so. Your REALTOR® should be able to recommend several reliable sources for your loan. Apply as soon as possible to comply with the purchase contract and to avoid delaying the closing.

RESPONSE TO SELLER'S NOTICES. If directed by the contract, you will receive the following items which require a response from you. Your REALTOR® can help you with your responses.

- a. Seller's Property Disclosure Statement listing any existing problems known to the Seller.
- b. Information pertaining to the Home Owners Association (HOA) or Planned Unit Development (PUD), such as Covenants, Conditions and Restrictions (CC&Rs), if applicable.
- c. Flood Hazard Disclosure if the property is in a flood area.
- d. Independent inspections, such as termite and septic, and any repairs as required.

TITLE COMMITMENT. You will receive a copy of the title commitment when we complete the title search. See across for an explanation of the title package you will receive from First American. If you have questions about the title commitment, contact your REALTOR® or your escrow officer.



CONSIDER THIS. One escrow transaction could involve over twenty individuals including REALTORS®, Buyers, Sellers, attorneys, escrow officer, escrow technician, title officer, loan officer, loan processor, loan underwriter, home inspector, termite inspector, insurance agent, home warranty representative, contractor, roofer, plumber, pool service, and so on. And often one transaction depends on another.

When you consider the number of people involved, you can imagine the opportunities for delays and mishaps. So, much like an airline pilot can't prevent turbulence during a flight, your experienced REALTOR® and escrow team can't prevent unforeseen problems from arising. However, they can help smooth out the bumps and, whenever possible, get you safely through to a successful closing.

This explanation may help you understand the contents of the Title Commitment you receive from First American Title.

SCHEDULE A

This is the information submitted to our Title Department by the escrow officer. It contains the basic information given to us by the Buyer or REALTOR®, such as the legal description of the property, sale price, loan amount, lender, name and marital status of Buyer and Seller.

SCHEDULE B

The Schedule B "exceptions" are items which are tied to the subject property. These include Covenants, Conditions and Restrictions (CC&Rs), easements, homeowners association by-laws, leases and other items which will remain of record and transfer with the property. They are referred to as "exceptions" because the Buyer will receive a clear title "except" the Buyer's rights will be subject to conditions in the CC&Rs, recorded easements, etc. The Buyer is asked to sign a receipt for the Schedule B documents which states the Buyer has read and accepts the contents.

REQUIREMENTS

These are items that First American needs to delete and/or record in order to provide a clear title to the property.

Items that need to be addressed include:

- Current property-tax status
- Any assessments that are owed such as those for a homeowners association
- Any encumbrances (or liens) on the property

Sometimes items show up against a property because another person has a name similar to an involved party. This is one reason we ask for an Identify Statement, to determine if items are inaccurate and can be deleted.

NOTE

This is merely information given us by the County Recorder's office that specifies the proper size, margins and print type to be used on documents to be recorded.

If you have any questions, please do not hesitate to call your escrow officer for information and help.

understanding TITLE INSURANCE

THE TITLE INDUSTRY IN BRIEF. Prior to the development of the title industry in the late 1800's, a homebuyer received a grantor's warranty, attorney's title opinion, or abstractor's certificate as assurance of home ownership. The Buyer relied on the financial integrity of the grantor, attorney, or abstractor for protection. Today, title insurance companies are regulated by state statute. They are required to post financial guarantees to ensure that any claims will be paid in a timely fashion. They also must maintain their own "title plants" which house duplicates of recorded deeds, mortgages, plats, and other pertinent county property records.

what IS TITLE INSURANCE?

Title insurance provides coverage for certain losses due to defects in the title that occurred prior to your ownership. The Seller can give only those rights that previously have been received with "good title." Title insurance protects against defects such as prior fraud or forgery that might go undetected until after closing and possibly jeopardize your ownership and investment.

why TITLE INSURANCE IS NEEDED.

Title insurance assures the new Buyers that they are acquiring marketable title from the Seller. It is designed to eliminate risk or loss caused by defects in title from the past. Title insurance protects the interest of the mortgage lender as well as the equity of the Buyer for as long as they or their heirs have any interest in the property.

when IS THE PREMIUM DUE?

It is a one-time premium which is paid at the close of escrow. It is customary for the Seller to pay for the Owner's Policy. If there is a new loan, the Buyer pays for the Lender's Policy. The policy has a perpetual term and provides coverage for as long as you are in a position to suffer a loss.

do ALL TITLE COMPANIES OFFER THE SAME PROTECTION?

Any standard American Land Title Association (ALTA) policy covers the same basic items. However, First American Title's EAGLE Policy (our ALTA Homeowner's Policy of Title Insurance*) combines the easy-to-understand Plain Language Policy with additional coverages, including coverage for events happening after the policy date.**

Some examples:

- *Post-policy* Encroachment. The owner has been in his home for several years when a neighbor builds a patio cover on the property. We'll provide legal defense.**
- *Post-policy* Forgery. Someone forges the homeowners' name on a mortgage. We'll provide legal defense.**
- Building Permit Violation. A room added prior to the closing date did not receive a city permit, and the new homeowner is being forced to remove the structure. We'll pay for the removal, per policy limits.**
- Automatic Inflation Coverage of 150%, a 10% increase in the policy amount for each of the first five years.

Note: If you decide to sell your home in the future, new title insurance will be needed to protect your Buyer for the time prior to and during your ownership for any defects that may have occurred. See below for First American Title's short-term, reduced-rate certificate.

* An ALTA Homeowners Title Insurance Policy is requested in Line 104-105 of the revised AAR Residential Resale Real Estate Purchase Contract, 02/11.

** Deductibles, maximums, and conditions may apply.

FIRST AMERICAN TITLE REDUCED RATE CERTIFICATE

This certificate entitles you to reduced rates for an Owner's Policy should you sell your property within three (3) years or five (5) years from the date the sale was recorded.

OWNER _____

POLICY NO. _____

REAL ESTATE AGENT _____

RECORDED SALE DATE _____

The offer is applicable only if the policy is issued by First American Title or its agents. To ensure your discount, present this certificate to your real estate agent when you list your home for sale. The Three-Year Reduced Rate offer expires on _____, and the Five-Year Reduced Rate offer expires on _____.

Eagle Owner's Policy

Compare First American's Eagle Owner's Policy		EAGLE	ALTA Standard
Protection from:			
1	Someone else owns an interest in your title	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	A document is not properly signed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Forgery, fraud, duress in the chain of title	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Defective recording of any document	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	There are restrictive covenants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	There is a lien on your title because there is:		
	a) a deed of trust	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	b) a judgement, tax, or special assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	c) a charge by a homeowner's association	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	Title is unmarketable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Mechanics lien	<input checked="" type="checkbox"/>	
9	Forced removal of a structure because it:		
	a) extends on another property and/or easement	<input checked="" type="checkbox"/>	
	b) violates a restriction in Schedule B	<input checked="" type="checkbox"/>	
	c) violates an existing zoning law*	<input checked="" type="checkbox"/>	
10	Cannot use the land for a Single-Family Residence because the use violates a restriction in Schedule B or a zoning ordinance	<input checked="" type="checkbox"/>	
11	Unrecorded lien by a homeowners association	<input checked="" type="checkbox"/>	
12	Unrecorded easements	<input checked="" type="checkbox"/>	
13	Building permit violations*	<input checked="" type="checkbox"/>	
14	Restrictive covenant violations	<input checked="" type="checkbox"/>	
15	Post-policy forgery	<input checked="" type="checkbox"/>	
16	Post-policy encroachment	<input checked="" type="checkbox"/>	
17	Post-policy damage from extraction of minerals or water	<input checked="" type="checkbox"/>	
18	Lack of vehicular and pedestrian access	<input checked="" type="checkbox"/>	
19	Map not consistent with legal description	<input checked="" type="checkbox"/>	
20	Post-policy adverse possession	<input checked="" type="checkbox"/>	
21	Post-policy prescriptive easement	<input checked="" type="checkbox"/>	
22	Covenant violation resulting in your title reverting to a previous owner	<input checked="" type="checkbox"/>	
23	Violation of building setback regulations	<input checked="" type="checkbox"/>	
24	Discriminatory covenants	<input checked="" type="checkbox"/>	
Other benefits:			
25	Pays rent for substitute land or facilities	<input checked="" type="checkbox"/>	
26	Rights under unrecorded leases	<input checked="" type="checkbox"/>	
27	Plain language statements of policy coverage and restrictions	<input checked="" type="checkbox"/>	
28	Subdivision Law Violation	<input checked="" type="checkbox"/>	
29	Coverage for boundary wall or fence encroachment*	<input checked="" type="checkbox"/>	
30	Added ownership coverage leads to enhanced marketability	<input checked="" type="checkbox"/>	
31	Insurance coverage for a lifetime	<input checked="" type="checkbox"/>	
32	Post-policy inflation coverage with automatic increase in value up to 150% over five years	<input checked="" type="checkbox"/>	
33	Post-policy Living Trust coverage	<input checked="" type="checkbox"/>	

* Deductible and maximum limits apply.
Coverage may vary based on an individual policy.

As with any insurance contract, the insuring provisions express the coverage afforded by the title insurance policy and there are exceptions, exclusions and conditions to coverage that limit or narrow the coverage afforded by the policy. Also, some coverage may not be available in a particular area or transaction due to legal, regulatory, or underwriting considerations. Please contact a First American representative for further information. The services described above are typical basic services. The services provided to you may be different due to the specifics of your transaction or the location of the real property involved.

CLOSING COSTS: WHO PAYS WHAT

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS

TYPE OF FINANCING	CASH	FHA	VA	CONV
1. Downpayment	BUYER	BUYER	BUYER	BUYER
2. Termite (Wood Infestation) Inspection <i>(negotiable except on VA)</i>			SELLER	
3. Property Inspection <i>(if requested by Buyer)</i>	BUYER	BUYER	BUYER	BUYER
4. Property Repairs, if any <i>(negotiable)</i>	SELLER	SELLER	SELLER	SELLER
5. New Loan Origination Fee <i>(negotiable)</i>		BUYER	BUYER	BUYER
6. Discount Points <i>(negotiable)</i>		BUYER	BUYER	BUYER
7. Credit Report		BUYER	BUYER	BUYER
8. Appraisal or Extension Fee <i>(negotiable)</i>		BUYER	BUYER	BUYER
9. Existing Loan Payoff	SELLER	SELLER	SELLER	SELLER
10. Existing Loan Payoff Demand	SELLER	SELLER	SELLER	SELLER
11. Loan Prepayment Penalty <i>(if any)</i>	SELLER	SELLER	SELLER	SELLER
12. Next Month's PITI Payment		BUYER	BUYER	BUYER
13. Prepaid Interest <i>(approx. 30 days)</i>		BUYER	BUYER	BUYER
14. Reserve Account Balance <i>(Credit Seller / Charge Buyer)</i>		PRORATE	PRORATE	PRORATE
15. FHA MIP, VA Funding Fee, PMI Premium		BUYER	BUYER	BUYER
16. Assessments payoff or proration <i>(sewer, paving, etc.)</i>	SELLER			
17. Taxes	PRORATE	PRORATE	PRORATE	PRORATE
18. Tax Impounds		BUYER	BUYER	BUYER
19. Tax Service Contract		SELLER	SELLER	BUYER
20. Fire/Hazard Insurance	BUYER	BUYER	BUYER	BUYER
21. Flood Insurance		BUYER	BUYER	BUYER
22. Homeowners Association (HOA) Transfer Fee <i>(negotiable)</i>	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER
23. HOA/Disclosure Fee	SELLER	SELLER	SELLER	SELLER
24. Current HOA Payment	PRORATE	PRORATE	PRORATE	PRORATE
25. Next Month's HOA Payment	BUYER	BUYER	BUYER	BUYER
26. Home Warranty Premium <i>(negotiable)</i>	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER
27. REALTORS® Commissions	SELLER	SELLER	SELLER	SELLER
28. EAGLE Homeowners Title Policy	SELLER	SELLER	SELLER	SELLER
29. Lenders Title Policy and Endorsements		BUYER	BUYER	BUYER
30. Escrow Fee <i>(NOTE: Charge Seller on VA Loan)</i>	SPLIT	SPLIT	SELLER	SPLIT
31. Recording Fees <i>(Flat Rate)</i>	SPLIT	SPLIT	SPLIT	SPLIT
32. Reconveyance/Satisfaction Fee	SELLER	SELLER	SELLER	SELLER
33. Courier/Express Mail Fees	SPLIT	SPLIT	SELLER	SPLIT

Note: Prorated items will appear on Closing Statement as charges for one and credits for the other.

ADDITIONAL TITLE THREATS

There are many title issues that could cause you to lose your property or your mortgage investment. Even the most careful search of public records may not disclose the most dangerous threat: hidden risks. These issues may not be uncovered until years later. Without title insurance from a reputable and financially solvent company, your title could be worthless. With the proper insurance, your rights will be defended in court. Here are some of the issues that occur most frequently.

- Deeds by persons supposedly single, but secretly married
- Deeds delivered after death of grantor/grantee, without consent of grantor
- Deeds in lieu of foreclosure given under duress
- Marital rights of spouse purportedly, but not legally, divorced
- Impersonation of the true owner of the land
- Deeds by minors
- Deeds by persons of unsound mind
- Deeds to or from defunct corporations
- Defective acknowledgements by notaries
- Discovery or will of apparent intestate
- Duress in execution of instruments
- Erroneous reports furnished by tax officials
- Forged deeds, releases, etc.
- Misrepresentation of will
- Mistakes in recording legal documents
- Surviving children omitted from will
- Administration of estate of persons absent but not deceased
- Birth or adoption of children after date of will
- Claims of creditors against property sold by heirs or devisees
- Deed of community property recited to be separate property
- Deeds by foreign parties

ARIZONA'S good funds law

ARS 6-843 requires that “escrow agents not disburse money from an escrow account until funds related to the transaction have been deposited and available.” The legislation specifies which forms of payments are acceptable for deposit.

All availability dates are based on funds deposited in our bank, and the days are considered business days. A business day is defined as a calendar day other than Saturday or Sunday, and also excluding most major holidays.

same DAY

- Cash: Special requirements may need to be met if necessary to accept cash.
- Electronic Payment/Transfer or Wire: This is the preferred method for loan proceeds.

next DAY

- Official Checks: Must be In-State checks drawn on FDIC Insured Institution
- Cashiers, Certified and Tellers Checks
- U.S. Treasury Checks
- Postal Money Orders (other Money Orders, see “Fifth Day”)
- Federal Reserve, Federal Credit Union and Federal Home Loan Bank Checks
- State and Local Government Checks:
Must be In-State
- “On-Ups” (First American Title) Checks^{**}:
Must be Local or In-State^{***}

second DAY - SEE CAUTION *

- Other Checks: Personal, Corporate, Credit Union, Money Market, and Travelers Checks—Must be Local^{***}

fifth DAY - SEE CAUTION *

- Official Checks: Out-of-State and/or Not Drawn on FDIC-Insured Institution
- Money Orders (except Postal Money Orders—see “Next Day”)
- State and Local Government Checks: Non-Local
- “On-Ups”(First American Title) Checks^{**}: Non-Local, Other
- Other Checks: Personal, Corporate, Credit Union, Money Market, and Travelers Checks—Non-Local, Other

* Caution

Because of the length of time it takes for us to receive notice from the banks on NSF and returned items—regardless of the information shown here—when disbursing funds from escrow based on a deposit of a personal check, if 10 days has not elapsed since the funds were deposited, telephone verification from the customer’s bank that the check has paid is required.

** “On-Ups” (First American Title) Checks

Next-day availability is dependent on the check being drawn against the same bank or branch as our own depository bank, and both are located in the same state or check processing region. Disbursement availability will be dependent upon County administration, escrow administration or legal department discretion.

*** Local Checks (Processing Region)

A check is considered “Local” when it is drawn against a bank located in the same processing region as our depository bank. In Arizona, any ABA number beginning with a 12 (i.e., 1210, 1211) or 32 (i.e., 3221, 3222) is in our processing region.

DRAFTS:

No disbursements can be made against a draft until it has been submitted for collection to our depository bank, and we have confirmation that final payment has been received and credited to our account.

THIRD PARTY CHECKS:

It is company policy not to accept any third party checks: such as, any check drawn on a non-financial institution account, payable to a payee other than First American Title and subsequently endorsed over to First American Title.

FOREIGN CHECKS:

It is the policy of this company Not to accept foreign checks into escrow.

WHAT TO DO BEFORE THE CLOSING APPOINTMENT.

Your escrow officer will contact you to schedule your closing appointment and inform you of the funds required for closing. The preferred method is a wire transfer, which you will need to arrange with your escrow officer.

Good Funds Law

First American Title is required by law to have funds deposited and available before escrow funds can be dispersed.

DON'T FORGET YOUR IDENTIFICATION.

You will need valid identification with your photo; a driver's license is preferred. This is necessary so that your identity can be sworn to by a notary public. It's a routine step, but it's important for your protection.

WHAT HAPPENS NEXT?

During your closing appointment at First American, you will sign loan documents and instructions to transfer the title of the home you are purchasing and you will present your identification so the documents can be notarized. You will review the settlement statement.

The signed loan documents will be returned to the lender for review. First American will confirm that all contract conditions have been met and ask the lender to "fund the loan." If the loan documents are satisfactory, the lender will send the wire directly to First American Title. When the loan funds are received, First American will verify that all necessary funds have been received. We will then record the deed at the County Recorder's Office and disburse escrow funds. At this time, your escrow is closed!

YOU GET THE KEYS.

After the escrow is closed, we will notify your Builder and/or REALTOR® who will give you the good news and arrange for you to receive the keys to your new home.

CLOSING YOUR ESCROW

AFTER THE CLOSING

We recommend you keep all records pertaining to your home together in a safe place, including all purchase documents, insurance, maintenance and improvements.

LOAN PAYMENTS AND IMPOUNDS. You should receive your loan coupon book or statement before your first payment is due. If you have not been notified or if you have questions about your tax and insurance impounds, contact your lender.

HOME WARRANTY REPAIRS. If you have a builder home warranty call your builder customer care department directly for repairs.

RECORDED DEED. The original deed to your home will be mailed directly to you by the County Recorder.

TITLE INSURANCE POLICY. First American Title will mail your policy to you.

PROPERTY TAXES. You may not receive a tax statement for the current year on the home you buy; however, it is your obligation to make sure the taxes are paid when due. Check with your lender to find out if taxes are included with your payment.



IMPORTANT PROPERTY TAX DATES

Taxes for the first half of current year, January 1 through June 30:

Due on: October 1 of current year

Delinquent on: November 1 current year

Taxes for the second half of current year, July 1 through December 31:

Due on: March 1 of following year

Delinquent on: May 1 of following year

NOTE: YOU ARE RESPONSIBLE FOR PAYING THE PROPERTY TAXES ON YOUR HOME EVEN IF YOU DON'T RECEIVE A TAX BILL!

Vehicle Registration & Driver's License

There is no grace period in Arizona for registration; you must register your car, truck or motorcycle as soon as you establish residency. Insurance is mandatory. To register, you need to bring the items below to the Motor Vehicle Division.

- The out-of-state title
- Previous registration and license plates
- A "passed" report from a vehicle emission test station
- An inspection report from the County Auto License Office or Motor Vehicle Division to verify vehicle identification number or VIN.

For your driver's license, you must bring your out-of-state license and one other form of identification, take the vision test and pay the fee. No written test is required. For vehicle registration or driver's license information, call 602-255-0072.

Arizona has many people from other states who are now residents and visitors. This in itself can cause problems because of the differences between laws here and laws "back home." What applies there may not apply here. Use extra caution when driving in any state with a growing population and a wealth of tourists.

- Arizona has strict drunk-driving laws. Driving privileges can be revoked on the spot. Convictions can bring large fines, time in jail and a suspended or revoked license.
- Left-turn arrows vary from city to city. Some appear before the green light, some appear after.
- Photo radar is currently catching speeders in several cities in the metropolitan area, and cameras are also snapping drivers running red lights at certain intersections. Tickets are mailed to the registered car owners.

Passengers in front seats must have seat belts fastened. Children five years old or younger must be in a child-restraint seat which should be in the back seat of the vehicle. Infants should be in rear-facing seats, also in the back seat, until they are two years old or they reach the maximum weight or height allowed by the car seat manufacturer. Infant seats should not be used in seating positions equipped with air bags. Children older than 5 and younger than 8 who are not more than 4 feet 9 inches tall are required to be seated in a child restraint system. Children under 12 years should ride in the back seat with a seat belt fastened. Always read and follow the manufacturer's instructions for installing and maintaining your child restraint seat. Keep the manual in the glove compartment and review the instructions periodically as your child grows or when switching the child restraint seat between vehicles.

SCHOOL IMMUNIZATIONS

Before children can attend private or public schools and preschools, parents may be required to show proof of their children's immunizations. Requirements typically include multiple doses of Polio, Dip-theria/Tetanus/Pertusis, and Hepatitis B. Children may be admitted if they have received one dose of required immunizations and if parents provide a schedule for remaining requirements. For specific requirements and exemptions, call the County Health Department, your school administration office, or your physician. You may also want to inquire about free immunizations available at numerous locations throughout the Phoenix Metropolitan area.

pets of arizona

The County leash law states that no dogs (or cats) can run loose unless participating at a kennel club sanctioned event, or dogs are being used for livestock control or hunting. Dogs must be vaccinated for rabies and then licensed annually by the County. Licenses can be purchased at any Animal Control facility or through the mail.

Services provided by Animal Control include adoptions, vaccinations, tick dips, licenses, and pickup of stray dogs. Spaying and neutering are recommended for all pets!

Don't forget to get new name tags for your pets and update registration information with local licensing offices. If your pet is lost and picked up by Animal Control, it will be held a maximum of only three days if it doesn't have tags, or six days if it has tags, before being destroyed. You are responsible for visiting the Animal Control facilities to look for your lost pet. Also, to report lost or found pets visit the Internet website www.1888PETS911.org.

The Arizona Humane Society picks up injured and roaming stray animals and will accept strays brought in by non-owners. All strays are transferred to Animal Control. Animals given up by owners may be offered for adoption by the Humane Society, but many are taken to Animal Control.



PLANNING YOUR



MOVE

ABOUT 2 MONTHS BEFORE YOU MOVE

- Research your new city through the Chamber of Commerce and the city websites.
- Start cleaning closets and storage areas and decide what goes with you, what goes to a charitable organization or garage sale, and what goes in the trash.
- Talk with your accountant or an IRS advisor about any moving expenses that might be tax deductible and require records.
- Contact moving companies for services and estimates.
- Start a list of everyone you want to notify about your move. Keep it handy because names will pop into your mind unexpectedly. Along with friends and relatives, include schools, doctors, dentists, creditors, attorney, accountant, broker, and any recurring services such as maid, lawn, exterminator, water softener, diaper, internet provider, magazine subscriptions, etc.

1 MONTH OUT

- Notify the post office of the move, and pick up a supply of change of address cards.
- If possible, open bank accounts at the new location now so your checks can be printed, and you won't have to rely on temporary checks which are not accepted everywhere.
- Get serious about cleaning out the house; start accumulating boxes and begin packing.
- Contact your insurance companies (health, auto, homeowners, renters) and discuss coverage at the new location.
- Contact utility companies and arrange to disconnect/ connect at your current home and at your new home.
- Driving? Flying? How will you, your family, your pets, your plants, extra cars, get to the new city? Arrange for that now.
- Take pets to your veterinarian for check up and regular immunizations before the trip.

2 WEEKS BEFORE

- Contact your bank about closing your existing accounts when you move.
- If you're driving your car, have it serviced.
- Find out what you need to do to transfer records for doctors, dentists, veterinarians, etc. Be sure to get permanent records from schools, not copies. Get prescriptions for new pharmacies.

1 WEEK LEFT

- Contact your local trash collector about proper disposal.
- Gather odds and ends: dry cleaning, safe deposit box items, prescriptions, anything you've loaned.
- Return library books, anything borrowed.

A COUPLE OF DAYS

- Give away plants you're not taking.
- Defrost the refrigerator and freezer.
- Write out clear instructions—sketch a map, too, if you can—of your new home, and include your itinerary and emergency numbers. Keep a copy yourself, and give copies to the moving company and your family or friends.
- Complete packing. Be sure to set aside the items you want to take with you so the mover doesn't accidentally load them onto the truck.
- Pack local phone books. You'll be glad you did.
- Check with the utility companies to verify connect and disconnect dates after escrow closes.
- Contact your REALTOR® and verify when and where keys to your new home will be available.
- Disconnect appliances.

THE BIG DAY

- If you can't be there when the movers arrive, arrange for someone to meet them.
- Check the movers' bill of lading and inventory carefully before signing. Keep papers with you in a safe place.
- Make one last trip through the house, double-checking closets, drawers and cabinets. Lock the windows.
- Leave the garage remote control for the new owners.
- Turn off all the lights, close and lock the door, and leave the keys as prearranged with your REALTOR® or new owner.

GOOD LUCK, AND ENJOY YOUR NEW HOME!

This is general advice and is not intended for any specific circumstances.



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AZ Buyers Guide

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