SAMPLE
ESCROW PROBLEM
TEST QUESTIONS

ESCROW SETTLEMENT WORKSHEET
(Transfer amounts from your completed settlement worksheet)

1. Unpaid balance on existing loan is: $___________________
2. Amount of second trust deed to seller $___________________
3. Fire insurance proration is $___________________
4. Real estate commission is $___________________
5. Transfer tax is: $___________________
6. Drawing fees to seller: $___________________
7. Drawing fees to buyer: $___________________
8. Total funds to be paid to First Savings are: $___________________
9. Total title fees are: $___________________
10. Total escrow fees are: $___________________
11. Total termite fees paid: $___________________
SETTLEMENT STATEMENT

12. Tax proration is a
   (a) Debit buyer and credit seller from 7/1 to 12/6
   (b) Debit seller and credit buyer from 7/1 to 12/6
   (c) Debit buyer and credit seller from 12/2 to 1/1
   (d) Debit buyer and credit seller from 12/6 to 1/1

13. Interest proration is a
   (a) Debit buyer and credit seller from 12/6 to 1/1
   (b) Debit seller and credit buyer from 11/1 to 1/6
   (c) Debit buyer and credit seller from 12/1 to 12/6
   (d) Debit seller and credit buyer from 12/1 to 12/6

14. Title insurance premium is a
   (a) Charge seller in the amount of $1,071.00
   (b) Charge buyer in the amount of $1,071.00
   (c) Charge seller in the amount of $688.00
   (d) Charge buyer in the amount of $688.00

15. Recording the Grant Deed is a
   (a) Charge buyer in the amount of $10.00
   (b) Charge seller in the amount of $20.00
   (c) Charge seller in the amount of $10.00
   (d) None of the above

16. Recording the Deed of Trust is a
   (a) Charge buyer in the amount of $10.00
   (b) Charge seller in the amount of $5.00
   (c) Charge seller in the amount of $10.00
   (d) None of the above

17. The escrow fee is a
   (a) Charge seller and buyer each $344.00
   (b) Charge seller in the amount of $344.00
   (c) Charge buyer in the amount of $688.00
   (d) Charge seller in the amount of $688.00
18. Of the amounts to be paid to First State Savings, which of the following is correct
   (a) Charge buyer the 12/1 payment
   (b) Charge seller the statement fee
   (c) Charge seller the 12/1 payment
   (d) None of the above

   **GRANT DEED**
   *(Use the grant deed sample and match the corresponding numbers)*

19. (a) $268.40
    (b) $127.05
    (c) $126.50
    (d) None of the above

20. (a) Leave blank
    (b) Computed on full value of property conveyed
    (c) Computed on value less value of liens and encumbrances remaining
    (d) None of the above

21. (a) Samuel W. Seller and Sally A. Seller, husband and wife
    (b) Samuel W. Seller and Sally A. Seller, husband and wife, as joint tenants
    (c) Samuel W. Seller and Sally A. Seller, husband and wife, as community property
    (d) Any of the above

22. (a) Bernard G. Buyer and Bernice Y. Buyer
    (b) Bernard G. Buyer and Bernice Y. Buyer, husband and wife
    (c) Bernard G. Buyer and Bernice Y. Buyer, husband and wife, as joint tenants
    (d) None of the above

23. (a) Today’s date
    (b) December 2, 2___
    (c) December 1, 2___
    (d) None of the above
24. (a) Samuel Seller / Sally Seller  
(b) Samuel W. Seller / Sally A. Seller  
(c) Sam Seller / Sally A. Seller  
(d) None of the above

**NOTE**
*(Use the note sample and match the corresponding numbers)*

25. (a) Los Angeles  
(b) Any City  
(c) Leave Blank  
(d) None of the above

26. (a) Samuel W. Seller and Sally A. Seller  
(b) Samuel W. Seller and Sally A. Seller, husband and wife  
(c) Samuel W. Seller and Sally A. Buyer, husband and wife, as joint tenants  
(d) Any of the above

27. (a) Los Angeles, California  
(b) Place designated by beneficiary  
(c) Either of the above  
(d) None of the above

28. (a) Interest from date of recording  
(b) Interest from December 1, 2___  
(c) Interest from December 2, 2___  
(d) Interest from December 6, 2___

29. (a) First payment due January 1, 2___  
(b) First payment due December 1, 2___  
(c) First payment due January 6, 2___  
(d) First payment due December 6, 2___

30. (a) Maturity date is one year from close of escrow  
(b) Maturity date is five years from close of escrow  
(c) Maturity date is four years from close of escrow  
(d) None of the above
**TRUST DEED**

(Use the deed of trust sample and match the corresponding numbers)

31. (a) Samuel W. Seller and Sally A. Seller, 1234 Birch Street, Los Angeles, California 90054  
(b) Mini Escrow Company, 100 Main Street, Los Angeles, CA 90054  
(c) Bernard G. Buyer and Bernice Y. Buyer, 1234 Birch Street, Los Angeles, CA 90054  
(d) Mini Escrow Company, 100 Main Street, Los Angeles, CA 90024

32. (a) 78910 / 10001  
(b) 10001 / 78910  
(c) Any of the above  
(d) None of the above

33. (a) Bernard G. Buyer and Bernice Y. Buyer  
(b) Bernard G. Buyer and Bernice Y. Buyer, husband and wife  
(c) Bernard G. Buyer and Bernice Y. Buyer, husband and wife, as Community Property  
(d) Any of the above

34. (a) 500 State Street, Los Angeles, CA 90054  
(b) 1234 Birch Street, Los Angeles, CA 90054  
(c) 100 Main Street, Los Angeles, CA 90024  
(d) Leave blank

35. (a) Samuel W. Seller and Sally A. Seller  
(b) Samuel W. Seller and Sally A. Seller, husband and wife  
(c) Samuel W. Seller and Sally A. Seller, husband and wife as Community Property  
(d) None of the above

36. (a) $50,000.00  
(b) $49,985.68  
(c) $50,021.66  
(d) None of the above
REQUEST FOR NOTICE
(Use the request for notice sample and match the corresponding numbers)

37.  (a)  June 2, 1986
     (b)  December 1, 1986
     (c)  December 2, 1986
     (d)  None of the above

38.  (a)  Instrument No. 13429
     (b)  Instrument No. 12349
     (c)  Instrument No. 19324
     (d)  None of the above

39.  (a)  Bernard G. Buyer and Bernice Y. Buyer
     (b)  Samuel W. Seller and Sally A. Seller
     (c)  First State Savings
     (d)  None of the above

40.  (a)  First State Corporation
     (b)  Samuel W. Seller and Sally A. Seller
     (c)  First State Savings
     (d)  None of the above

41.  (a)  Samuel W. Seller and Sally A. Seller
     (b)  Bernard G. Buyer and Bernice Y. Buyer
     (c)  Mini Escrow Company
     (d)  None of the above

42.  (a)  1234 Birch Street, Los Angeles, CA 90054
     (b)  500 State Street, Los Angeles, CA 90054
     (c)  100 Main Street, Los Angeles, CA 90024
     (d)  None of the above
TITLE ORDER
(Use the title order sample and match the corresponding numbers)

43. (a) December 1, 2___
   (b) December 4, 2___
   (c) December 6, 2___
   (d) Any of the above

44. (a) Residential Title Insurance
   (b) ALTA Lenders
   (c) CLTA Owners / Lenders
   (d) CLTA Joint Protection

45. (a) Samuel W. Seller and Sally A. Seller
   (b) Bernard G. Buyer and Bernice Y. Buyer
   (c) Leave blank
   (d) Not applicable

46. Delete “Upon further authorization” and insert
   (a) Record on December 6, 2___
   (b) Please abstract and hold for recording authorization
   (c) Record on December 2, 2___
   (d) Do not make any insertions

47. (a) Bernard G. Buyer and Bernice Y. Buyer
   (b) Bernard G. Buyer and Bernice Y. Buyer, husband and wife
   (c) Samuel W. Seller and Sally A. Seller, husband and wife
   (d) Bernard G. Buyer and Bernice Y. Buyer, husband and wife, as Community Property

48. (a) List the appropriate items shown on the preliminary report
   (b) Deed of Trust to record by Buyer to Seller in the amount of
   (c) Request for Notice of Default covering item #4 of your report
   (d) none of the above

END OF SAMPLE TEST