

**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***