

## Service Providers

Buying a home does not occur in a vacuum, involving only you and the seller. There are several groups of people and services involved behind the scenes making it happen. Since some of these services affect both you and the seller, there will have to be agreement on which companies will be used.

When you make your offer, you should request your favorites for these services. If you are unfamiliar with these service providers, you can get recommendations from your agent.

## Escrow and Settlement

You are going to need an escrow or settlement company to act as an "independent 3<sup>rd</sup> party" between you and the seller. Without having a third party involved, you have no guarantee that when you give the money, you'll receive the deed. This is the type of service provided by escrow and settlement. They will hold your deposit and coordinate much of the activity that goes on during the escrow period.

## Title Insurance

Title insurance is important because, by providing you with an owner's policy, they insure that you have clear title to the property. If there are any problems later, you can always go back to the title insurance company and have them clear it up. Since it is customary for the seller to pay for the owner's policy, they have an interest in which company is used.

## Termite and Pest Inspection

As part of your offer, you may require a termite and pest inspection. This company not only inspects for termite damage and pest infestations, but also inspects for dry rot and water damage, among other things. The company that performs the inspection is important to you as a buyer, because you want to be sure they do a good job. It is important to the seller because it is customary that they pay for the inspection and some types of repairs that may be required.