



# BLACKMORE ESCROW vs OTHER ESCROW PROVIDERS

AN INDEPENDENT ESCROW COMPANY

*We are your most exacting, impartial, and professional choice !*

	Blackmore Escrow	Real Estate Broker-Owned Escrow Departments	Title Company Escrow Departments	Bank Escrow Departments	Savings & Loans Escrow Departments
State Regulator	Department of Business Oversight	Department of Real Estate	Department of Insurance	Department of Banking	Department of Savings & Loans
	Department of Business Oversight will not licence these escrow departments				
Bonding Required	YES	NO	NO	NO	NO
Manager Escrow Experience Requirements	YES 5 years Escrow experience or 4 years plus Escrow School	NONE	NONE	NONE	NONE
<u>Unannounced Regulator Audits</u>	YES (every 12 months)	NO DRE Auditors go out by appointment ONLY	NO Audits occur at employer's discretion	NO Audits occur at employer's discretion	NO Audits occur at employer's discretion
Annual CPA Audit Required	YES	NO	NO	NO	NO

Trust Funds Insurance	YES \$5,000,000 by Escrow Agents Fidelity Corporation	YES DRE Recovery Fund Maximum \$20,000 per individual	NO	NO	NO
Escrow Officer Certification	Available to any individual who is a member of the California Escrow Association				
Net Worth Requirements	YES	NO	NO	NO	NO
Financial Liquidity Requirements	YES	NO	NO	NO	NO
Escrow License Required	YES	NO	NO	NO	NO
Assumed Impartial as a Third Party	YES	NO Escrow Offices is an employee of Broker, who has influence over the transaction	NO Title Officer has access/control of escrow money and proecedures	YES Unless financing is provided by the bank	YES Unless financing is provided by the S & L
Department of Justice Investigations of all Employees (including photos and fingerprints)	YES	NO	NO	NO	NO

**Not all escrow companies are created equal !**