



Financial Institution

Real Estate Agent

Seller

SCE

Authenticator

Lender Originator

Notary

Borrower

Closing Manager

Lender Funder

Recorder

Title Underwriter

Tax Attorney

Seller's Lender

Indicates Ready to "Close"

Validates Indentify

OR

Validates Indentify

Validates Indentify

OR

Validates Indentify

Executes Docs

Executes Docs

Executes Docs, after Borrower

Indicates Doc Execution Complete

Security Instrument Recorded

Record Number Returned

Indicates Docs Executed and Recorded

Policy Put in Place

Indicates Ready To Fund

Triggers Funds Distribution

Send Funds Transfer Instructions

Sends Funds Transfer Instructions

Funds Distribution

Produce Documents

Notify Seller's Lender of Release

Release Lien