

## Vesting Information

Arizona, California and Nevada (and only a handful of other states) are community property states. That means the buyer must provide marital status as well as instructions on how the name(s) will appear on the Grant Deed.

The escrow officer often provides a form that will be filled in with the vesting choice at the beginning of the escrow. The form will also ask how the buyer intends to take title to the property (i.e, an Unmarried Man, a Married Woman as her Sole and Separate Property Husband or Wife, etc). Vesting information must also be provided to the new lender so that loan documents may be prepared to reflect the buyer name(s) and vesting according to the buyer's wishes

Your escrow or title company can provide you with a list of vesting choices, as well as descriptions of some of the consequences of each method of vesting. Although vesting choices vary by state, they concern either individuals (such as a married man and woman) or entities (such as a corporation, partnership or trust).

One of the most frequent questions asked of escrow officers is "How should I hold title?" Escrow Officers are not attorneys and cannot give legal advice; therefore, it is important that buyers take some time before the close of escrow to research and decide upon their vesting choice. There are important legal and tax ramifications inherent in the vesting choice, and clients are encouraged to speak with their legal or tax advisor