



# DON'T TAKE IT "PERSONAL"



Due to Washington State's Collected Funds Law {RCW 18.44.400 (3)}, personal checks take several days to process. When planning with your clients, here are questions to ask:

## **DOES THE TRANSACTION REQUIRE IMMEDIATE RELEASE OF EARNEST MONEY?**

Many transactions are now coming in to escrow specifying immediate release of earnest money to sellers. If the earnest money is brought to escrow as a personal check, depending on circumstances within the banking industry, we must wait **5-10 business days** for the funds to clear. This means sellers cannot collect the earnest money for the entire length of time it takes for funds to become available.

**BOTTOM LINE:** If there is to be an immediate release of earnest money, buyers need to arrange for a cashier's check to CW Escrow. In extraordinary circumstances, CW Title and Escrow may accept wire transfers. In these cases, CW Escrow will always provide our wire instructions in-person. We will NOT call, email or text buyers/sellers our wire instructions.

## **IS YOUR BUYER PLANNING TO USE A PERSONAL CHECK AT CLOSING?**

We cannot accept closing funds via personal check. As stated above, it takes **5-10 business days** for the funds to clear with a personal check. If the transaction is closing in 1-2 days, that doesn't allow enough time for funds to clear. Buyers need to come in with a cashier's check or wire the funds.

**BOTTOM LINE:** For a smooth closing, touch base with your client early to discuss timing and confirm how they will bring funds to closing.