

TAKE THE RISK OUT OF HIGH-VALUE TRANSACTIONS



The smarter way to bank.



Your guide to BRED Bank Escrow



What is 'Escrow'?

Although most people seldom have a use for an Escrow service, it's a really valuable tool that protects both buyers and sellers in high-value transactions.

It's a simple idea. Before the seller transfers ownership of their property, the buyer's funds are placed in an account operated by an independent and trusted third party known as an Escrow agent. Usually, the Escrow agent will be a bank or other recognised organisation that has both the authority and the ability to look after the funds.

The money is then held in trust until the deal between the buyer and seller is completed satisfactorily, the ownership has been legally transferred and all the conditions of the sale have been met.



The importance of independence

The most important thing about the Escrow agent is that they do not work for the buyer or the seller.

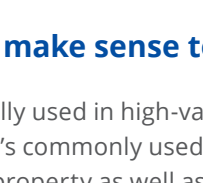
They're completely independent.

Essentially, the Escrow agent has three main jobs:

- **to keep the buyer's funds safe**
- **to check that all the conditions of the sale have been met**
- **to disburse the funds correctly to the seller.**

Once the funds are placed in the Escrow account neither the buyer nor the seller can access them. The money can only be removed from the account by the Escrow agent.

So, for example, the buyer could have their funds returned if the sale falls through because the conditions are not met. Equally, as long as the seller fulfils their obligations, the buyer can't get away without paying for the property.

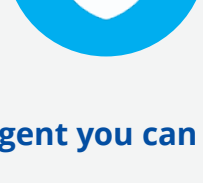
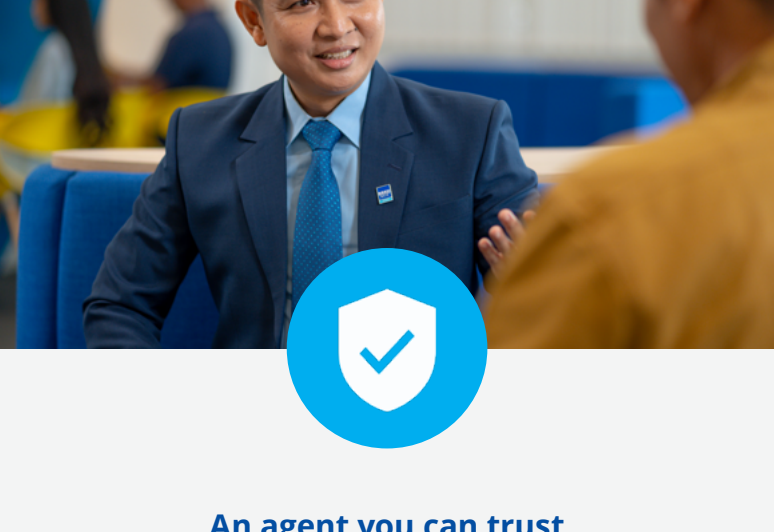


When does it make sense to use Escrow?

Escrow is usually used in high-value or complex transactions. It's commonly used in sales of land and commercial property as well as domestic houses and apartments.

It's a popular choice for transactions involving sales of shares or other securities and can be used to transfer the ownership of businesses to new owners.

A more limited form of Escrow is also often used in online sales with the buyer depositing the purchase funds in Escrow until they receive the goods.



An agent you can trust

Of course, the most important thing of all is that both sides of the transaction can completely trust the Escrow agent. That means that the Escrow agent must be able to demonstrate their ability to look after the money held in the Escrow account and be trusted to only disburse it once the contract has been satisfactorily completed.

So, as well as being able to provide safe banking for the funds, the agent needs to have the legal and administrative capability to thoroughly understand potentially complex agreements and know how to act in the case of potential disputes.

Escrow agents take a fee for their services – either a fixed fee or a percentage of the value of the transaction or even a combination of both.



Find out more about BRED Bank Escrow

As a respected and licensed operator overseen by Cambodia's Trust Regulator, BRED Bank Cambodia is ideally positioned to offer Escrow services to its customers.

We're a well-funded and trusted bank, backed by one of the top banks in France which is also part of one of the world's largest banking groups, so we have the financial strength our clients can rely on.

We also have an experienced and expert team who can advise on the Escrow agreement and ensure that funds are only released when the deal is properly concluded. Naturally, our legal teams are also involved in ensuring that all our Escrow services operate smoothly and efficiently and that funds are only released when all the agreed conditions are met.

Why not find out more about BRED Bank Escrow today?

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