



THE FIRELAND TITLE GROUP, LLC.
85 S. Main Street, Suite G, Hudson, OH 44236
O: 330.653.3552 info@firelandtitle.com F: 330.653.3128

Please fill in the property address at least once. The order number will be filled by the Escrow Officer.

Re: Order No.:
 Property
 Address:

Dear Seller,

The Fireland Title Group, LLC appreciates the opportunity to be handling the closing of your property. We will be acting as an impartial third party to close this transaction.

Enclosed are forms that will need to be **completed, signed and returned** to us via email, fax or in the envelope provided in a timely manner to avoid any delays in the closing process.

Please notify us if you will be out of town between now and the time of closing so we may coordinate the signing of your documents.

If you hold title to the property in the name of a trust, estate or any entity other than your individual name(s), please contact this office, as additional documentation will be required.

Thank you for allowing us to be a part of this most important transaction. If you have any questions, please feel free to contact our office at (330) 653-3552 or info@firelandtitle.com.

Thank You,

The Fireland Title Group, LLC



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SELLER INFORMATION FORM

Order No.:

Property

Address:

Seller(s):

The undersigned seller(s) or borrower(s) request that any proceeds from the sale or refinance of the above captioned property be sent in the following manner:
(Please select **ONE** and complete)

1. Pickup at The Fireland Title Group, LLC: 85 South Main Street, Suite G, Hudson, Ohio 44236
2. Mail to the following address: _____

3. *Overnight via express mail service to the following address: _____

4. *Wire

PLEASE VERIFY with you bank the correct wiring information before filling in the following section. The Fireland Title Group, LLC takes no responsibility for incorrect information provided in this form.

Bank Name & Address

Bank ABA Routing Number

Bank Account Number

Bank Account Name

1. Other: _____

By

By

****Indicates there is a charge of \$25.00 for this service***



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SELLER INFORMATION - CONTINUED

Seller(s) Name(s) _____ Social Security No. or Fed. ID No. _____

1) _____

2) _____

Cell Phone

Home Phone

Work Phone

1) _____

2) _____

Email Address

Email Address

Is property occupied by tenants? Yes No

Is property Seller's principle residence? Yes No

(The tax reform act of 1986 requires the furnishing of the aforementioned information)

PLEASE LIST BELOW ANY MORTGAGES THAT PRESENTLY EXIST ON THIS PROPERTY

It is very important that you list any and all Mortgages you have on the property, which includes Lines of Credit and Home Equity Loans (Please note, these accounts will be frozen once the payoff is ordered) including loan numbers and phone numbers where your lender can be contacted.

Name of Mortgage Holder

Mortgage Holder Address &
Phone

Your Loan No.

The lender(s) listed above are authorized to furnish payoff figures to The Fireland Title Group, LLC upon request.

Please Note: Payoff will be ordered upon receipt of this signed authorization. Your lender may charge a fee for this request which will be included in your payoff amount.

By

By



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SELLER INFORMATION - CONTINUED

Marital Status:

- | | |
|--|---|
| <input type="checkbox"/> Single | <input type="checkbox"/> Husband and Wife |
| <input type="checkbox"/> Widowed | <input type="checkbox"/> Married, but not to each other |
| <input type="checkbox"/> Divorced & NOT Re-Married | <input type="checkbox"/> Divorced & Re-Married |

If married, Spouse's name: _____

Information for final water/sewer:

Please provide below the names, account numbers and phone numbers of your water and sewer companies. If the property has its own septic and/or well, please indicate below.

| Company Name | Account Number | Phone Number |
|--------------|----------------|--------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |

By

By

CLOSING PROTECTION COVERAGE SIGNED FORMS REQUIRED

Effective January 1, 2007, Senate Bill 185 required title companies to offer Closing Protection Coverage to all buyers, sellers and lenders. Closing Protection Coverage indemnifies you against the loss of settlement funds resulting from certain acts of the Licensed Agent or anyone acting on behalf of the Licensed Agent as outlined in the offer. Attached are two forms. The first form, Notice of Availability and Offer of Closing Protection Coverage, explains the nature of the coverage and asks you to acknowledge that this offer has been presented to you. The second form, Offer to Closing Protection Coverage, offers you the option to accept or decline the coverage. As the settlement agent for your closing, we are required to offer this coverage on behalf of First American Title Insurance Company and to obtain your signature acknowledging the offer and either your acceptance or declination of this offer. If you elect the coverage, the cost is listed in the "Offer of Closing Protection Coverage" and will be included in your closing costs then collected on your settlement statement at the time of closing.

Please sign and return both forms to our office prior to the scheduled closing.

**NOTICE OF AVAILABILITY AND OFFER OF
CLOSING PROTECTION COVERAGE**

From: First American Title Insurance Company

Re: Licensed Agent: The Fireland Title Group, LLC
Property Address:

Commitment/ File No.:

Notice of Availability of Closing Protection Coverage

Pursuant to Ohio Revised Code Section 3953.32, you are hereby notified of the availability of Closing Protection Coverage from First American Title Insurance Company in connection with the above-referenced transaction for the premium stated in the Offer of Closing Protection Coverage outlined below.

Closing or settlement of a real estate and/or mortgage loan transaction can be characterized as having two components. One component pertains to the title to the Premises and the title insurance policy therefore. The other component pertains to the handling of funds and documents. A title insurance policy **does not** cover losses due to the mishandling of funds or documents. However, Closing Protection Coverage, as outlined below, **does** provide such protection.

Description of Coverage: The Closing Protection Coverage indemnifies you against the loss of settlement funds resulting from any of the following acts of the Licensed Agent or anyone acting on behalf of the Licensed Agent, subject to certain conditions and exclusions specified in the Closing Protection Coverage Form:

1. Theft, misappropriation, fraud, or any other failure to properly disburse settlement, closing or escrow funds; and
2. Failure to comply with any applicable written closing instructions, when agreed to by the Licensed Agent.

You are covered by a Closing Protection Coverage Form only if it is specifically addressed to you. A copy of the Closing Protection Coverage Form is available upon request.

I (We), the undersigned, hereby acknowledge receipt of the Notice of Availability of Closing Protection Coverage.

By

By

Offer of Closing Protection Coverage
From: First American Title Insurance Company

Pursuant to Ohio Revised Code Section 3953.32, you are hereby offered Closing Protection Coverage from First American Title Insurance Company in connection with the above-referenced transaction.

Premium for Coverage: The premium cost for the Closing Protection Coverage is \$40.00 for Lender; \$55.00 for Seller; \$20.00 for Buyer/ Borrower; and \$20.00 for any other applicant for title insurance, and in no case shall the premium cost be less than \$40.00 for this coverage in any transaction.

Acceptance of Offer/ Declination of Offer

I (We), the undersigned, acknowledge receipt of this Notice of Availability of Closing Protection Coverage and offer of Closing Protection Coverage and

Do accept the said offer

DO NOT accept the said offer

If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium.

By

By

A lender's closing instruction requiring Closing Protection Coverage is deemed to be its acknowledgement of receipt of the Notice of Availability of Closing Protection Coverage and its acceptance of the Offer of Closing Protection Coverage.