



FOR SALE BY OWNER TITLE ORDER FORM

PROPERTY ADDRESS: _____
Number/Street, City/Village/Town, Michigan Zip Code

LEGAL DESCRIPTION (if known): _____

SELLER(S):

_____	_____	_____	_____
Last Name	First	Middle	Marital Status
_____	_____	_____	_____
Last Name	First	Middle	Marital Status
_____			_____
Mailing Address (if different from property address)			Phone Number
_____		_____	_____
Seller(s) E-mail		Current Mortgage Co	Loan #
_____		_____	_____
Home Equity Line of Credit		Phone Number	Loan #
_____		_____	_____
Attorney Name (if applicable)		Attorney Phone Number	Attorney E-mail

BUYER(S):

_____	_____	_____	_____
Last Name	First	Middle	Marital Status
_____	_____	_____	_____
Last Name	First	Middle	Marital Status
_____			_____
Address			Phone Number

Buyer(s) E-mail			

NEW MORTGAGE: _____

_____	_____
Company Name	Mortgage Amount
_____	_____
Loan Officer or Contact Person	E-mail

SALES PRICE: _____ **ANTICIPATED CLOSING DATE:** _____

EARNEST MONEY DEPOSIT AMOUNT: _____ **HELD BY:** _____

HOME WARRANTY CO: _____

MANDATORY HOMEOWNERS / CONDOMINIUM ASSOCIATION DUES: _____
ASSOCIATION / MANAGEMENT

COMPANY NAME: _____ **PHONE NUMBER:** _____

ADDITIONAL INSTRUCTIONS: _____

TITLE SALES REP (if known): _____

Klear Title PURCHASE AGREEMENT

THIS IS A LEGAL DOCUMENT. BOTH BUYER AND SELLER ARE ADVISED TO CONSULT AN ATTORNEY.

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1. PROPERTY - Buyer agrees to buy from Seller the property located at: _____
(Address)
_____, _____ County, Michigan _____
(City, Township, Village) (Zip Code)
legally described as _____

_____ together with all buildings; gas, oil, and mineral rights owned by Seller; plumbing, heating, and electrical fixtures; built-in appliances; water softener, water pumps and pressure tanks; stationary laundry tubs, radio and television antennas and any mechanical controls; shades, shutters, window blinds, and curtain/drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, mail boxes; and _____

but does not include _____.

The property is purchased subject to easements, restrictions and zoning ordinances of record.

2. SALES PRICE - The sale price is: \$ _____ (Dollars)

3. DEPOSIT - Buyer deposits \$ _____ showing good faith. Deposit to be held by (Seller/Attorney/Klear Title). Deposit will be applied to sale price. If the conditions in this contract cannot be met, the deposit will be refunded to Buyer in full, subject to the default provision (refer to paragraph 16).

4. METHOD OF PAYMENT (Check One)

CASH Buyer will pay the sales price by certified check or wire upon Seller's delivery of a warranty deed conveying marketable title.

NEW MORTGAGE This contract is contingent on Buyer's ability to obtain a _____
(VA, FHA, Conventional)

mortgage loan in the amount of _____. Buyer will apply for a loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval within _____ days, Seller may cancel this contract and deposit will be refunded to Buyer in full. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

LAND CONTRACT Buyer will pay \$ _____ down payment upon Buyer and Seller signing a Land Contract calling for the payment of the remaining Sales Price. Buyer will pay monthly installments of \$ _____ or more, including annual interest of _____ percent and which DO/DO NOT include prepaid taxes and insurance. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing balance of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

5. CLOSING DATE - Buyer and Seller will close the sale within _____ days after all necessary documents are ready, but in no event later than _____.



PURCHASE AGREEMENT

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6. OCCUPANCY - Seller will give occupancy within _____ days of closing. Seller will pay Buyer \$ _____ per day, from the day following closing through the day Seller vacates and surrenders the keys to Buyer. At closing, Klear Title will retain from the amount due Seller \$ _____ to hold in escrow for occupancy charge. Upon Seller vacating property and surrendering keys, Klear Title will pay Buyer the amount due and return to Seller any unused portion. Seller is liable for any damages to property after closing and before vacating.

7. TITLE INSURANCE- Seller will provide and pay for an owner's policy of title insurance without standard exceptions from Klear Title Insuring Buyer's marketable title in the amount of the Sales Price. Buyer will pay for land survey if needed. Seller will apply for a commitment for title insurance within _____ days of the date of this contract. Upon receipt of the commitment, Buyer will have _____ days to provide Seller with written notice of any title objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this contract will be terminated and any deposit refunded to Buyer.

8. CLOSING COSTS - Unless agreed otherwise, Seller will pay all State transfer taxes and costs required to convey marketable title. Unless agreed otherwise, Buyer will pay the cost of recording the deed and/or security interests and all mortgage closing costs.

9. TAXES/FEES PRORATIONS - Seller will pay in full all taxes, which are due and payable at time of closing. Current taxes will be prorated and adjusted as of the date of closing as though they are paid in advance on the due date. Condominium and/or association fees, interest and rents will be adjusted in a like manner.

10. SPECIAL ASSESSMENTS - Seller will pay in full all public authority charges (including, but not limited to, special assessments, paving charges, water or sewer contracts, weed cutting and lighting charges), which are a lien as of the date of this contract. Condominium association assessments will be paid in a like manner.

11. WATER/SEWER ESCROW - Seller will pay in full all water and/or sewer usage charges through the day of possession. At closing, Seller will give Klear Title a minimum of \$300.00 for water/sewer escrow. Seller will obtain a final bill or reading covering usage through day of possession. Final charges will be paid from escrow and any unused portion returned to Seller.

12. SELLER'S DISCLOSURE (CHECK ONE)

Buyer acknowledges that a Seller Disclosure Statement has been provided to Buyer.

Seller will provide a Seller Disclosure Statement with Seller's acceptance of this offer. Pursuant to Public Act 92 of 1993, Buyer will have 72 hours after hand-delivery of the disclosure statement (or 120 hours after delivery by registered mail) to terminate this contract by delivery of a written notice to Seller.

13. PROPERTY INSPECTION (CHECK ONE)

This offer is contingent upon a satisfactory inspection of the property, at Buyer's expense, no later than five (5) business days after the date of this contract. If Buyer is not satisfied with the result of the inspection, upon written notice from Buyer to Seller within two (2) days of the inspection, this contract will terminate and any deposit refunded to Buyer.

Buyer does not desire to obtain an inspection of the property.



PURCHASE AGREEMENT

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- 14. CONDITION OF PROPERTY** - Buyer has personally inspected the property and accepts it in its AS IS present condition (subject to Buyer’s right to have a property inspection, if any). Seller will obtain certification of occupancy from the municipality, if necessary, and comply with required corrections. Seller agrees to maintain the property in its present condition until possession. Seller agrees to leave property clean upon vacating.
- 15. WALK THROUGH-** Buyer reserves the right to walk through the property within 24 hours prior to closing.
- 16. DEFAULT-** If Buyer defaults, Seller may enforce this contract or may cancel the contract, keep the deposit, and pursue legal remedies. If Seller defaults, Buyer may enforce this contract or may demand a refund of the deposit and pursue legal remedies.
- 17. HEIRS AND SUCCESSORS-** This contract binds Buyer, Seller, their personal representatives and heirs, and anyone succeeding to their interest in the property. Buyer shall not assign this contract without Seller’s prior written permission.
- 18. OFFER/COUNTER OFFER** – It is understood that this offer is irrevocable for five (5) days from its date, and if not accepted by the Seller within that time, the deposit shall be returned to the Buyer. If this offer is countered, Buyer must initial the changes, sign it and deliver it to Seller by _____(a.m.)/(p.m) of _____ or the offer will be null and void and the deposit returned to Buyer.
- 19. ENTIRE AGREEMENT** – This contract constitutes the entire agreement between Buyer and Seller. This contract supersedes all prior understandings and agreements, written or oral.
- 20. ADDITIONAL CONDITIONS (if any):** _____

BUYER AND SELLER HAVE READ THE GENERAL CONDITIONS.

BUYER(S) SIGNATURE(S) & BUYER’S ADDRESS: _____

DATE: _____	PHONE: _____
SIGNATURE: _____	SIGNATURE: _____
PRINT NAME: _____	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____

SELLER(S) SIGNATURE(S) & SELLER’S ADDRESS: _____

DATE: _____	PHONE: _____
SIGNATURE: _____	SIGNATURE: _____
PRINT NAME: _____	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____

BUYER’S RECEIPT AND ACCEPTANCE OF CHANGES

Buyer has received Seller’s acceptance of this contract. If the acceptance was subject to changes, Buyer agrees to accept the changes as written and all unchanged items.

SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____



EARNEST MONEY DEPOSIT AGREEMENT

DATE: _____

PROPERTY ADDRESS: _____

DEPOSIT AMOUNT: \$ _____ CHECK #: _____

All parties agree that **Klear Title Agency, LLC** will hold the earnest money deposit for the above mentioned property in a non-interest bearing account, to be applied to the purchase price at closing pursuant to the Purchase Agreement.

In the event the transaction does not close, **Klear Title Agency, LLC** will require a written and fully executed "Mutual Release of Purchase Agreement" signed by all parties before funds may be released.

If the funds received were accepted as a personal check, **Klear Title Agency, LLC** must wait for verification from our bank that the funds have cleared before closing or releasing funds.

Klear Title Agency, LLC will pass on all cost incurred on any funds returned by our bank for insufficient funds or checks drawn on closed accounts.

If Escrow Agent receives conflicting instructions or claims to the funds held in escrow, then it may take any one or more of the following actions:

- 1. It may hold all or any portion of the funds affected by the conflicting instructions or claims in escrow and take no further action until otherwise directed, either by mutual written instructions from all interested parties or final order of a court of competent jurisdiction: or**
- 2. It may initiate an interpleader action in any court in the State of Michigan having jurisdiction, naming all interested parties as parties and depositing all or any portion of the funds affected by the adverse claims with the clerk of the court in full acquittance of its responsibilities under these instructions.**

Upon delivering or applying all funds deposited with it hereunder in accordance with these instructions, Escrow Agent shall be released from any further liability under these instructions, it being expressly understood that liability is limited by the terms and provisions set forth in these instructions.

By acceptance of these instructions, Escrow Agent acknowledges that it is acting in the capacity of a depository only. Escrow Agent shall not be responsible for the failure of any bank used as a depository for funds received pursuant to the Agreement. Escrow Agent's liability hereunder shall in all events be limited to return to the party or parties entitled thereto, the funds retained in escrow less any reasonable expenses which Escrow Agent may incur in the administration of the funds or otherwise hereunder, including, without limitation, attorney's fees and litigation expenses paid in connection with the defense, negotiation or analysis of claims against it, by reason of litigation or otherwise, arising out of the administration of the escrow, all of which costs Escrow Agent shall be entitled without notice to deduct from amounts on deposit hereunder.

SELLER(S): _____

BUYER(S): _____



SELLER'S DISCLOSURE STATEMENT

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PROPERTY ADDRESS: _____ Michigan
Street City, Village, or Township

PURPOSE OF STATEMENT: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

SELLER'S DISCLOSURE: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of he Seller's Agent(s), if any.

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

INSTRUCTIONS TO THE SELLER: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4.) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A BUYER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE BUYER TO TERMINT E AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides).

Range/Oven	Yes ___ No ___ Unknown ___	Lawn sprinkler system	Yes ___ No ___ Unknown ___
Dishwasher	Yes ___ No ___ Unknown ___	Water heater	Yes ___ No ___ Unknown ___
Refrigerator	Yes ___ No ___ Unknown ___	Plumbing system	Yes ___ No ___ Unknown ___
Hood/Fan	Yes ___ No ___ Unknown ___	Water softener/ conditioner	Yes ___ No ___ Unknown ___
Disposal	Yes ___ No ___ Unknown ___	Well & pump	Yes ___ No ___ Unknown ___
TV antenna,	Yes ___ No ___ Unknown ___	Septic tank & drain field	Yes ___ No ___ Unknown ___
Rotor, controls		Sump pump	Yes ___ No ___ Unknown ___
Electrical system	Yes ___ No ___ Unknown ___	City water system	Yes ___ No ___ Unknown ___
Garage door & Remote opener	Yes ___ No ___ Unknown ___	City sewer system	Yes ___ No ___ Unknown ___
Alarm system	Yes ___ No ___ Unknown ___	Central A/C	Yes ___ No ___ Unknown ___
Intercom	Yes ___ No ___ Unknown ___	Central heating system	Yes ___ No ___ Unknown ___
Central vacuum	Yes ___ No ___ Unknown ___	Wall furnace	Yes ___ No ___ Unknown ___
Attic fan	Yes ___ No ___ Unknown ___	Humidifier	Yes ___ No ___ Unknown ___
Pool heater, wall wall lining, equipment	Yes ___ No ___ Unknown ___	Electric air filter	Yes ___ No ___ Unknown ___
Microwave	Yes ___ No ___ Unknown ___	Solar heating system	Yes ___ No ___ Unknown ___
Trash compactor	Yes ___ No ___ Unknown ___	Fireplace & chimney	Yes ___ No ___ Unknown ___
Ceiling fan	Yes ___ No ___ Unknown ___	Wood burning system	Yes ___ No ___ Unknown ___
Sauna/hot tub	Yes ___ No ___ Unknown ___	Dryer	Yes ___ No ___ Unknown ___
Washer	Yes ___ No ___ Unknown ___		

Explanations (attach additional sheet if necessary): _____

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

BUYER'S INITIALS: _____ **SELLER'S INITIALS:** _____


SELLER'S DISCLOSURE STATEMENT

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PROPERTY CONIDITIONS, IMPROVEMENTS & ADDITIONAL INFORMATION:

1. **BASEMENT/CRAWLSPACE:** YES: _____ NO: _____
If yes, explain: _____
2. **INSULATION:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? UNKNOWN: _____ YES: _____ NO: _____
3. **ROOFS:** Leaks? YES: _____ NO: _____
Approximate age, if known: _____
4. **WELL:** Type of well (depth, diameter, age and repair history, if known): _____
Has water been tested? YES: _____ NO: _____
If yes, date of last report/results: _____
5. **SEPTIC TANKS/DRAIN FIELD:** Condition, if known: _____
6. **HEATING SYSTEM:** Type/Approximate age: _____
7. **PLUMBING SYSTEM:** Type: _____ Copper: _____ Galvanized: _____ Other: _____
Any known problems: _____
8. **ELECTRICAL SYSTEM:** Any known problems: _____
9. **HISTORY OF INFESTATION:** If any (termites, carpenter ants, etc.) _____
10. **ENVIRONMENTAL PROBLEMS:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to: asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
If yes, please explain: _____ UNKNOWN: _____ YES: _____ NO: _____
11. **FLOOD INSURANCE:** Do you have flood insurance on the property?
UNKNOWN: _____ YES: _____ NO: _____
12. **MINERAL RIGHTS:** Do you own the mineral rights?
UNKNOWN: _____ YES: _____ NO: _____

OTHER ITEMS: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?
UNKNOWN: _____ YES: _____ NO: _____
2. Any encroachments, easements, zoning violations or nonconforming uses?
UNKNOWN: _____ YES: _____ NO: _____
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or homeowners' association that has any authority over the property?
UNKNOWN: _____ YES: _____ NO: _____
4. Structural modifications, alteration, or repairs made without necessary permits or licensed contractors?
UNKNOWN: _____ YES: _____ NO: _____
5. Settling, flooding, drainage, structural, or grading problems?
UNKNOWN: _____ YES: _____ NO: _____
6. Major damage to the property from fire, wind, flood, or landslides?
UNKNOWN: _____ YES: _____ NO: _____
7. Any underground storage tanks?
UNKNOWN: _____ YES: _____ NO: _____

BUYER'S INITIALS: _____

SELLER'S INITIALS: _____



SELLER'S DISCLOSURE STATEMENT

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- 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?
UNKNOWN: _____ YES: _____ NO: _____
- 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?
UNKNOWN: _____ YES: _____ NO: _____
- 10. Any outstanding municipal assessments or fees?
UNKNOWN: _____ YES: _____ NO: _____
- 11. Any pending litigation that could affect the property or the Seller's rights to convey the property?
UNKNOWN: _____ YES: _____ NO: _____

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary.

The Seller has lived in the residence on the property from _____ (date) to _____ (date). The Seller has owned the property since _____ (date).

The Seller has indicated above the conditions of all items based on that information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to the Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of the Seller's knowledge as of the date of the seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28, 721 TO 28, 732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS OFFICE. BUYER SHOULD NOT ASSUME THAT THE BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLERS PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

SELLER(S): _____ DATE: _____
 SELLER(S): _____ DATE: _____

Buyer has read and acknowledges receipt of this statement.

BUYER(S): _____ DATE: _____
 BUYER(S): _____ DATE: _____

BUYER'S INITIALS: _____ SELLER'S INITIALS: _____



LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE OF INFORMATION FOR RESIDENTIAL SALE

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PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all Sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.S. 4852d), which went into effect in 1996.

PROPERTY ADDRESS: _____

The residence at this address was constructed after January 1, 1978 (*Seller must initial one*).

UNKNOWN: _____ YES: _____ NO: _____

(If yes is initialed, omit the rest of this Disclosure and sign below, otherwise, complete the following Seller's portion and sign below.)

LEAD WARNING STATEMENT

Every Buyer of any interest in residential real estate on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase

SELLER'S DISCLOSURE (INITIAL)

_____ **1. Presence of lead-based paint and/or lead-based paint hazards (check a or b below):**

INITIAL

- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ **2. Records and reports available to the Seller (check a or b below):**

INITIAL

- Seller has provided the Buyer with all available record and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing

_____ **3. Seller acknowledges that Agents have informed Seller and Seller's obligation under 42 U.S.C. 4852d, as printed on the back of this form**

INITIAL



LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE OF INFORMATION FOR RESIDENTIAL SALE

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BUYER'S ACKNOWLEDGEMENT (INITIAL)

_____ 4. Buyer has received copies of all information listed above and the attached. _____
INITIAL

_____ 5. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
INITIAL

_____ 6. As set in the Offer to Purchase, Buyer has (check a or b below):
INITIAL

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazard

OR

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

SELLER(S): _____ DATE: _____ TIME: _____

SELLER(S): _____ DATE: _____ TIME: _____

BUYER(S): _____ DATE: _____ TIME: _____

BUYER(S): _____ DATE: _____ TIME: _____



PAYOFF AUTHORIZATION

LENDER: _____
ADDRESS: _____
CITY/ST: _____

DATE: _____
LOAN #: _____
PHONE: _____

BORROWER'S NAME(S): _____
PROPERTY ADDRESS: _____

The above property has been sold:

- _____ On Land Contract
- _____ Your mortgage will be paid off
- _____ Your mortgage will be assumed. Please forward Assumption Application Package

You are hereby authorized to discuss and/or furnish any and all information regarding our loan account referenced above to Klear Title, and to provide the following information:

- _____ Payoff figures as of _____ with a daily rate.
- _____ Equity line payoff figures as of _____ with daily rate of per diem interest. Please block account once payoff letter is sent. Checks/Cards have been destroyed.
- _____ Other: _____

SELLER'S SIGNATURE: _____
SELLER'S SIGNATURE: _____

PHONE NUMBER: _____

**PLEASE EMAIL THE ABOVE INFORMATION BACK TO OUR OFFICE AT
DOCS@GOKLEARTITLE.COM
THANK YOU!**