



Buyer Information Sheet for Order No. 16-0333

Property Address: 13000 Rexwood Ave., Garfield Hts., OH 44105

Please complete the following information:

1. Your name reads in our system as **Green Pointe Management**. Please review the spelling and indicate any changes in the space below:

2. **Please provide your current phone numbers and email address:**

Home: _____ Mobile: 330-635-9717 Email: Rob@RobtheHoseGuy.com

3. **Name of the Lender/Bank you've chosen for your Purchase:** _____

Contact Name: _____ Contact No.: _____

Check here if you are paying cash for this home:

In a cash transaction a mortgage location survey is optional, please indicate if you would like us to order one:

YES

NO

Not Applicable (The price of a survey ranges from \$150-\$250 and will be paid at closing)

4. **Please indicate your Tax Mailing Address for your Deed and Tax Bill**

5. **If you are purchasing this home in the name of a Company or Corporation- we will need the following prior to closing:**

Name of the Entity: Green Pointe Management
Copy of the Articles of Incorporation and Operating Agreement
(Documentation must designate authorized signer and authority to purchase a property)

6. **If you are purchasing this home in the name of a Trust - we will need the following prior to closing:**

Name of the Trust: _____
Copy of the Trust – please include the sections that indicate the named Trustee(s) as well as the section indicating authority to purchase property in the name of the Trust.

****PLEASE RETURN ALL DOCUMENTS ASAP,
FAILURE TO RETURN ALL DOCUMENTS MAY RESULT IN A DELAY OF CLOSING****

2035 Crocker Road, Suite 104, Westlake, OH 44145
Phone: (440)788-7100 / Fax: (440)788-7101



CLEVELAND HOME TITLE

NOTICE OF AVAILABILITY AND OFFER OF CLOSING PROTECTION COVERAGE

Re: Licensed Agent: Cleveland Home Title Agency, LTD. **Commitment/File No.:** 16-0333
Premises: 13000 Rexwood Ave., Garfield Hts., OH 44105
Buyer: Green Pointe Management

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 North 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.

OFFER OF CLOSING PROTECTION COVERAGE

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

Premium for Coverage: The premium 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 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 OR **DO NOT accept** the said Offer

If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium. Your signature is required even if you decide to not accept the coverage:

Signature: _____ Date: 3-14-16

A lender's closing instructions 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.

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