



4860 Robinhood Drive | Willoughby, OH 44094
ph: (440)942-5168 | fx: (440)201-7628

SELLING AGENT INFORMATION SHEET

PLEASE SEND THE EARNEST MONEY TO US ASAP.

Subject Property Address: 10802 Dale Avenue, Cleveland, OH 44111

Name of your Real Estate Agency: Realty TRUST SERVICES

Your Name: CHRISTOPHER KAYLOR

Phone No: 330 840-1073 Fax No: _____

Your Email Address: CHRIS CKAYLOR@gmail.com

Commission split for your side only: \$1,000 %

Shall we collect a Processing or Handling Fee? Yes No

If YES, provide fee amount: \$ _____

Address to send commission check after closing:

29550 Detroit Rd #300
Westlake, OH 44145

Contact info for the Listing Agent:

Name: [Signature]

Phone No: _____ Email: _____

Name of Buyer #1: The Khadige Real Estate Group, LLC

Marital Status: Single Married Male Female

Name of Buyer #2: N/A

Marital Status: Single Married Male Female

Are Buyer #1 and #2 husband and wife? Yes No

Please provide accurate vesting information and mailing address for Buyer(s) to be used on the conveyance Deed. Once Deed is submitted to Seller for Execution NO changes can be made.

Will this property be the Buyer's Primary Residence? Yes No

If not, please provide address for mailing of the original Deed and Title Policy:

3535 Hawthorne Trl
Broadview Hts, OH 44147

Phone number for the Buyer: 216-905-7647

Email Address for the Buyer: g.khadige@gmail.com

Type of Transaction: Cash Finance

If a Finance Transaction, please provide the contact name and number of the Lender:

→ using Civista credit line, so they will pay directly
John DeSanto, Civista Vice president / Lender
office: 440-869-0114
mobile: 440-251-6472
email: jadesanto@civistabank.com

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

Seller: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-4
Buyer: The Khadige Real Estate Group, LLC.
Lender: _____

Re:Licensed Agent: LandCastle Title, LLC
Premises: 10802 Dale Avenue, Cleveland, Ohio 44111
Commitment/File No.: OH046-1700416PR

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 Chicago 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 Chicago 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 _____

DO NOT accept the said Offer 2/9/17

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

SELLER:
Dated: _____

BUYER: 4/12/17
Dated: _____

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not in it's individual capacity but solely
in its capacity as Owner Trustee of Matawin Ve

The Khadige Real Estate Group, LLC.

BY: _____

BY: Georg J. Khadige member

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.