



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

September 12, 2017

Realife Cleveland 2 LLC

Re: Order No.: 2815
 Property: 620 Oak Street, Medina, OH 44256

Dear Realife Cleveland 2 LLC,

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 preliminary 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,

Escrow Processor

Enclosures



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OWNER INFORMATION FORM

Order No.: 2815
Property: 620 Oak Street, Medina, OH 44256

Seller(s): Realife Cleveland 2 LLC

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 and complete)

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

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

- 4. *Wire

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

Bank Name & Address

Bank ABA Routing Number

Bank Account Number

Name of the Account Holder

Address of Account Holder

5. Other: _____

Realife Cleveland 2 LLC

By _____
* _____



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

1) _____

2) _____

Cell Phone

Home Phone

Work Phone

1) 330 840 1073 _____

2) _____

1) CHRIS C Kaylor@gmail.com
Email Address Agent 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.

NONE

If any of the above listed mortgages are a Home Equity Line of Credit, do you plan on using the line of credit between now and the anticipated closing date? Yes No

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

Realife Cleveland 2 LLC

By



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SELLER INFORMATION - CONTINUED

Marital Status:

- Single
- Widowed
- Divorced & NOT Re-Married
- Husband and Wife
- Married, but not to each other
- Divorced & Re-Married

If married, Spouse's name: _____

Option for deed preparation:

As the seller, you have the option to select an attorney to prepare the deed.

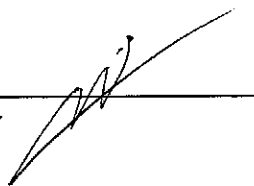
- Our In-house Attorney (approx. \$75)
- Other (Please include name & phone number)
Angelo Russo 440-331-9600

Information for final water/sewer:

Please provide below the names, account numbers and phone numbers of your water and sewer companies. If the property is serviced by a well and/or septic system, please indicate below.

Company Name	Account Number	Phone Number
_____	_____	_____
_____	_____	_____

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By 



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Due to Ohio Statue ORC §1349.21, effective April 6, 2017, we are no longer permitted to accept any form of check or money order in excess of a combined dollar amount of \$1000, per transaction. Please view the next page for a more detailed explication.

WIRING INSTRUCTIONS FOR

The Fireland Title Group, LLC

WIRE FUNDS TO:

**JPMorgan Chase Bank, NA
9163 State Route 43
Streetsboro, OH 44241-5321
330-593-7125**

ABA/Routing No.: **044 000 037**
Account Name: **The Fireland Title Group, LLC**
Account Number: **682067827**

PLEASE REFERENCE:

- 1) Customer's Name: **Richard Lawson**
- 2) Escrow File No.: **2815**



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STATEMENT OF RENT AND PRORATIONS

The Rent Proration Sheet needs to be completed with the applicable information. If the Home/Condo is not used as a Rental/Income property, please indicate so by marking any one of the blanks with "N/A". PLEASE DO NOT LEAVE BLANK.

Suite/Unit				
Occupant Name				
Rent				
Per Week/ month/ other	<i>NONE</i>			
Due Date				
Paid thru what Date				
Security Deposit				
Proration from Date of Transfer to Next Due Date (Escrow Agent to complete)				

The above is a complete and accurate list of all tenancies, rentals, and possessory interests in the subject premises submitted by the undersigned with the intention that it be relied upon for all purposes incident to the closing, including the proration of rental income between the parties. It is understood that there will be no proration made in favor of either party in regards to uncollected or delinquent rentals.

Realife Cleveland 2 LLC

Richard Lawson

By _____
[Signature]



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CLOSING NOTICE TO HOMEOWNER

RE: 620 Oak Street
Medina, OH 44256

Our title examination indicates that you are the owner of the property referenced above. We have been advised that you are selling/refinancing your property and that an Owners and/or Mortgagee policy of Title Insurance is being requested.

If this is a resale within 10 years of your purchase, you may be entitled to a reduced charge on the issuance of a new Title Insurance policy.

To determine eligibility for a discounted premium, please provide us with:

- A copy of any Owners Title Insurance Policy that has been issued for the property within the past 10 years; or
- A closing/HUD-1 Settlement Statement confirming payment of a premium for the prior Title Insurance Policy and the Policy amount.

Please acknowledge your understanding of all of the above by signing below.

Realife Cleveland 2 LLC

By

Date

9/28/17

HOMEOWNER'S ASSOCIATION CERTIFICATION
(USED FOR RESIDENTIAL PROPERTY ONLY)

Order No.: 2815

Re: 620 Oak Street, Medina, OH 44256

PLEASE SELECT/COMPLETE WHICHEVER IS APPLICABLE, SIGN AND DATE.

Failure to pay any Homeowner's Association dues required by the restrictive covenants set forth herein may result in a lien on the insured premises.

1. There is NO active Homeowner's Association.
2. There is a Homeowner's Association, but there are NO DUES ASSESSED.
3. The Homeowner's Association is a voluntary Association and we DO / DO NOT participate.
4. We DO PAY Homeowner's Association dues in the amount of \$ _____ on a
() Yearly () Monthly basis () Other: _____

Date Paid: _____

Covering a period of: _____ to _____

***IF NUMBER 2, 3, OR 4 IS SELECTED THE FOLLOWING INFORMATION MUST BE COMPLETED**

Name of Treasurer: _____

Address: _____

Phone #: _____

() There is no Homeowner's Association at this time, but there will be one in the future.

Realife Cleveland 2 LLC

By _____

Date

9/28/17

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

Realife Cleveland 2 LLC

Re: Licensed Agent: The Fireland Title Group, LLC
Premises: 620 Oak Street, Medina, OH 44256
Commitment/ File No.: 2815

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.

Realife Cleveland 2 LLC

By _____

Date 9/28/17

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.

Realife Cleveland 2 LLC

By _____

Date 9/28/17

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.