

We are not permitted to schedule this closing without this completed form!

Property Address: 01701939 - 19 East Bel Meadow Lane, Chagrin Falls OH 44022

Prism Closing Coordinator: Cindy Parker Phone #: 859-344-3765 Fax #: 859-344-3822

Email Address: Cindy.Parker@PRISMclosings.com

Prism Title & Closing Services has been selected to act as the only settlement agent for the above referenced property. We will work proficiently to ensure that the closing process goes smoothly, efficiently and quickly. Also, please note, this closing is an REO escrow closing and therefore no funds will be disbursed at the closing table.

** EARNEST MONEY CONFIRMATION**

Our clients require PRISM verify and confirm all earnest money deposits. We, PRISM Title & Closing Services, Ltd., as settlement agent, require that all EMD be deposited in our account prior to closing.

Due to State Statutes and Underwriting Requirements all escrow/closing agents are required to obtain Good Funds prior to disbursement; therefore all funds required to close must be in the form of a wire transfer. Earnest money deposits in excess of \$1,000.00 are required to be wired, we can accept a cashier's check for earnest money if \$1,000.00 or less. No personal or realtor trust account checks will be accepted. No Exceptions.

Earnest money amount? \$ 1,000. to be provided to PRISM Title & Closing Services, Ltd.

Broker Name: **Balty TRUST** Services** Broker License # for CDF* Commission amount \$ 3275	** SELLING AGENT INFORMATION - COMMISSION WILL BE SENT BY FEDERAL EXPRESS**
Agent License # for CDF Address for selling agent's commission check: Agent License # for CDF Address SOB Address for selling agent's commission check: Deflice Phone #: Email Address: Chars Chaylon @ gmail.com Cell Phone #: Buyer's address: 2/380 Longin Ad Faintieumank.off 4(1) 26 Buyer's marital status: GUY - Yes Yui - NO Bhothers - 44C Will property be owner occupied or investment property? Buyer's Lender: Chars Solanco Charse region.com. Contact Name and Phone Number: Chars Offaco Verify Purchase Price \$ Home Warranty amount \$ NO Payable to: Gas Line Warranty amount \$ NO Payable to: Realtor Administrative or Processing fee charged to buyer \$ Is Seller paying closing costs? \$ Is there a mobile home on the property?	Prolon Name: United Thust Sent Consults For CDF 7/6)
Address for selling agent's commission check: We 5+lake OH 44145 Email Address: Chars Chaylon & gmail.com Office Phone #: Buyer's address: Discreption & Gell Phone #: Buyer's marital status: Buyer's marital status: Buyer's marital status: Buyer's Lender: Chars Blanco Charse region. Contact Name and Phone Number: Chars Blanco Charse region. Contact Name and Phone Number: Chars Blanco Charse region. Contact Name and Phone Number: Chars Blanco Does this transaction involve a 1031 Exchange? Verify Purchase Price \$ Home Warranty amount \$ NO Payable to: Gas Line Warranty amount \$ NO Payable to: Realtor Administrative or Processing fee charged to buyer \$ Is Seller paying closing costs? \$ Is there a mobile home on the property?	A CANT LICENSE # TOT LUT - MOIT OU SUB-
Email Address: Chars Chaylon & gmail 1000 Office Phone #: 230 840 1073 Buyer's address: 21380 Lonain & Faithuren Rank 10lf 40/128 Buyer's marital status: 607-Yes Yuni - NO Bhothers - 400 Will property be owner occupied or investment property? Invest ment Buyer's Lender: Chars Blanco Charse region. Com. Contact Name and Phone Number: 642's Blanco Does this transaction involve a 1031 Exchange? Wo Verify Purchase Price \$ Home Warranty amount \$ NO Payable to: Gas Line Warranty amount \$ NO Payable to: Realtor Administrative or Processing fee charged to buyer \$ Is Seller paying closing costs? \$ Is there a mobile home on the property? NO	Address for selling agent's commission check: 29550 Pettoit Rd UNIT 500
Buyer's address: 21380 Lonain 16 Fairlie Rank 10ff 4(1/28) Buyer's marital status: 604-725 Yuui - NO Bhoffens - 440 Will property be owner occupied or investment property? Friest Ment Buyer's Lender: Chais Blanco Chaise regio. Com. Contact Name and Phone Number: Chais Blanco Does this transaction involve a 1031 Exchange? Wo Verify Purchase Price \$ Home Warranty amount \$ NO Payable to: Gas Line Warranty amount \$ NO Payable to: Realtor Administrative or Processing fee charged to buyer \$ Is Seller paying closing costs? \$ Is there a mobile home on the property? NO	WESTIGNE DIT 44145
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Will property be owner occupied or investment property? Buyer's Lender: Chris Nawco Christian Com. Contact Name and Phone Number: Christian Com. Christian Com.	
Will property be owner occupied or investment property? Buyer's Lender: Chris Nawco Christian Com. Contact Name and Phone Number: Christian Com. Christian Com.	Buyer's marital status: 607-Yes Your - NO Briomens - CCC
Buyer's Lender:	Will property be owner occupied or investment property?
Contact Name and Phone Number:	Buver's Lender: Chilis 18/4NCO Chilis 18/4NCO
Verify Purchase Price \$	Contact Name and Phone Number: (425 6/9nco
Verify Purchase Price \$	Does this transaction involve a 1031 Exchange?
	Verify Purchase Price \$
	Completed by: hustyfu has Company Name: Lealty Trust Services

PRISM Title & Closing Services, 7900 Tanners Gate Lane, Florence, Kentucky 41042



ESCROW CLOSING AGREEMENT

Buyer and/or Selling Agent acknowledges that the transaction involving the purchase of the real estate located at 19 East Bel Meadow Lane, Chagrin Falls, Ohio 44022 will be closed in "escrow".

An "escrow closing" occurs when certain conditions of the transaction have not yet been met. All conditions will be defined by PRISM Title & Closing Services, Ltd. for each individual transaction and may include, but are not limited to the following conditions:

- Receipt and approval of all seller documentation, including but not limited to Seller signed approved HUD
- 2) Receipt and approval of all buyer documentation
- 3) Receipt of all funds required from all parties (buyer, seller, realtor, etc.) in said transaction
- 4) Receipt of all funds and funding authorization from buyer's lender, if applicable

Therefore, at the time of the buyer's signing, the closing documents being executed by the Buyer are being signed and are held in escrow until all conditions have been fully met, no money will be disbursed and no keys will be released to the Buyer until such conditions are fully satisfied and received by PRISM Title & Closing Services, Ltd.. If these conditions are not fully satisfied then all documents shall become null and void.

The undersigned Buyer and/or Selling Agent hereby acknowledges and agrees that this transaction is being closed in "escrow" subject to the conditions above.

Date: 3/(//

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Selling Agent notified buyer of escrow closing agreement. (initial)