



***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.

**\*\* SELLING AGENT INFORMATION - COMMISSION WILL BE SENT BY FEDERAL EXPRESS \*\***

Broker Name: Realty Trust Services Broker License # for CDF 9165

Commission amount \$ 3275 Agent License # for CDF 2011003065

Address for selling agent's commission check: 29550 Detroit Rd Unit 500 Westlake OH 44145

Email Address: chriscaylor@gmail.com

Office Phone #: ~~330 89~~ Cell Phone #: 330 840 1073

Buyer's address: 21380 Lorain Rd Fairview Park, OH 44128

Buyer's marital status: BUY - YES YUUI - NO BROTHERS - LLC

Will property be owner occupied or investment property? INVESTMENT

Buyer's Lender: CHRIS BLANCO CHRIS@TCG10.COM

Contact Name and Phone Number: CHRIS BLANCO

Does this transaction involve a 1031 Exchange? NO

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

Any other pertinent information that would affect this closing? \_\_\_\_\_

Completed by: Justin Mays Company Name: Realty Trust Services  
Date: 5/11/18



**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:

- 1) 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: 3/1/18

Christopher Meyer - Realty TRUST SERVICES  
Buyer and/or Selling Agent

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