



**CLOSING INSTRUCTIONS**

**Property Address:** 3590 DEAN DR, BARBERTON, OH 44203

**Today's Date:** 9/27/2021

**BSI Loan #:** 370596748

**CONTACTS:**

<b>Name of Closing Company:</b>	ENTRA TITLE SERVICES	<b>BSI Closing Coordinator:</b>	DEBBIE WALDRON
<b>Contact Name:</b>	JASON BURGE	<b>Phone:</b>	949-201-4289
<b>Phone:</b>	844-554-5438	<b>Email:</b>	dwaldron@bsifinancial.com
<b>Email:</b>	reo@entra-title.com		
<b>Listing Agent Name:</b>	JEFF SWIECICKI	<b>Selling Agent Name:</b>	See contract
<b>Listing Brokerage Name:</b>	JBS REALTY	<b>Selling Brokerage Name:</b>	See contract
<b>Selling Brokerage Address:</b>	1543 MCCAUSLAND DR, 1543 MCCAUSLAND DR, HUDSON, OH 44236	<b>Selling Brokerage Address:</b>	See contract
<b>Phone:</b>	330-888-5117	<b>Phone:</b>	See contract
<b>Email:</b>	jbsinc3@gmail.com	<b>Email:</b>	See contract

**HOA DETAILS: (either pull details or enter "NONE" here)**

<b>HOA1 Name:</b>	NA	<b>HOA2 Name:</b>	NA
<b>Account #:</b>	NA	<b>Account #:</b>	NA
<b>Mailing Address:</b>	NA	<b>Mailing Address:</b>	NA
<b>Contact Name:</b>	NA	<b>Contact Name:</b>	NA
<b>Phone:</b>	NA	<b>Phone:</b>	NA
<b>Email:</b>	NA	<b>Email:</b>	NA

**FEES/COMMISSIONS PAYABLE AT CLOSING**

<b>Listing Agent Commission:</b>	\$1,907.50	<b>Selling Agent Commission::</b>	\$2,875.00
<b>BSI Transaction Fee:</b>	\$1150.00		
<b>BSI Agent Referral Fee:</b>	\$817.50		
<b>54SD Technology Fee:</b>	\$150.00		

**TRANSACTION DETAILS:**

<b>Purchase Price:</b>	\$115,000.00		
<b>Transaction Type:</b>	CASH		
<b>Earnest Money Deposit:</b>	\$1,000.00		
<b>Total Seller Concessions:</b>	\$0.00		
<b>Net Proceeds:</b>	\$115,000.00		
<b>Scheduled Close Date:</b>	10/15/2021		



## CLOSING INSTRUCTIONS

### SELLER PROCEEDS WIRING INSTRUCTIONS BELOW (any deviation may result in a wire being rejected):

**Bank Name:** Texas Capital Bank  
**Bank Address:** 2000 McKinney Ave., Suite 700, Dallas, TX 75201  
**Bank Routing:** 111017979  
**Account Name:** **BSI Payment in Process Clearing Account**  
**Bank Account #:** 2111020455  
**Final Credit to:** Loss Mitigation  
**Reference:** 370596748 - 3590 DEAN DR, BARBERTON, OH 44203

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### INSTRUCTION DETAILS:

1. Special Warranty Deed is required (please note with your submission if an original POA is required)
2. Seller Vesting:  

IGLOO SERIES II REO LLC
3. Seller address for all documentation: BSI Financial Services, 314 S Franklin Ave, Titusville PA 16354
4. Seller signature block for all documentation: **Servis One, Inc dba BSI Financial Services, as attorney in fact**
5. EMD to be deposited with seller's closing office within 48 hours of executed contract and to be held in escrow until closing.
6. Seller proceeds to be wired same day as closing and no later than the next business morning; late wires are subject to a \$25 per day penalty
7. HUD-1/Settlement Statement to be emailed to the Closing Coordinator 24 hours prior to closing; it must be approved and executed by the seller before closing can occur; any changes made require seller written approval
8. Final HUD1/Settlement Statement and proof of wire to be emailed to the Closing Coordinator within 24 hours of closing
9. Transaction Fee and Agent Referral Fee to BSI, check instructions. **Payable to Entra Asset Management** (include BSI Loan # on the check). Overnight the check to:

**BSI Financial Services**  
**c/o ~~Annex~~ Tiffany Gegogaine**  
**314 S Franklin Street, 2nd Floor**  
**Titusville PA 16354**

10. \$150.00 transaction fee will be deducted from the listing agent's commission and paid to 54 System Design on the HUD. This "technology fee" is to be disbursed by check, at the time of closing and overnight to:

**54 System Design**  
**Attn: REOID 162316**  
**13155 SW 42<sup>nd</sup>, Suite 200**  
**Miami, FL 33175**