



CLEVELAND HOME TITLE
INSURING A CLEAR PAST FOR YOUR FUTURE

Buyer Information Sheet

Property Address:

Please complete the following information:

1. Your name as it should appear on your deed:
2. If you are married, your spouse will need to sign documentation to acknowledge their Dower Rights. Please indicate your spouse's full name in the space below, if you are not married, indicate "N/A":
3. Please provide your current phone numbers and email address:

Home: _____ Mobile: _____ Work: _____

Email: _____

Home Owners Insurance Company: _____

Agent Name: _____ Phone No.: _____

Name of the Lender/Bank you've chosen for your Purchase: _____

Contact Name: _____ Contact No.: _____

Check here if you are paying cash for this home: _____

If you are purchasing this home in the name of a Company - we will need the following prior to closing:

Name of the Company: _____
Copy of the Articles of Incorporation or Organization Agreement
(Documentation must designate authorized signer and authority to purchase a property)

If you are purchasing this home in the name of a Trust - we will need the following prior to closing:

Name of the Trust: _____
Copy of the Trust - be sure to include the sections that indicate the named Trustee(s) as well as the section indicating authority to purchase property in the name of the Trust as well as obtain a mortgage in the name of the trust.

NOTICE OF AVAILABILITY AND OFFER OF CLOSING PROTECTION COVERAGE

Property Address:
Buyer Name:

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 North 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.

OFFER OF CLOSING PROTECTION COVERAGE

Pursuant to Ohio Revised Code Section 3953.32, you are hereby offered Closing Protection Coverage from North American 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

OR **DO NOT accept** the said Offer

If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium. Your signature is required even if you decide to not accept the coverage:

Signature:

Date: _____

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.