<u>The Law Offices of Lowry & Associates</u> 919/518-0783 (P) 919/518-8375 (F)

Seller's Information

www.lowrylawoffices.com

1.	Seller's Agent:			
	Phone:			
	Name/Address of Company:			
	State License Numbers: Company:	Agent:		<u></u>
2.	Seller Name(s):			
	SS#:	<u></u>		
	SS#: Married:	Separated:		
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	IARRIED OR SEPARATED, BOTH SPOUSE THE SPOUSES IS ON THE CURRENT DEED			
DEE	D IS NOT REQURED TO SIGN, PLEASE CO	NTACT US IMMEDIATELY		
OTH.	ERWISE, BOTH SPOUSES WILL BE REQU	<u>IRED TO SIGN.)</u>		
	Phone: Work:	Email:		
	Forwarding Address:			
3.	Commissions:% Total: Marketing Fee:% To:	% to Listing Agent	% to Selli	ng Agent
	Other Fees: To:			
4.	Name of Current Mortgage Company:			
	Customer Service Number:	Loan #: _		
5.	Do you have a second mortgage or an Eq	quity Line on your property?		
	If so, name of Lender:			
	Customer Service Number:	Loan #: _		
6.	Do you have homeowner's dues? A Association Management Company/Con Is this property a condominium?	tact:		Other
7.	Are there any pending City/County Asse	essments against the property	?	_
8.	Would you like our office to prepare the Deed/Lien Waiver for you? (fee of \$150.00) See our website as well (www.lowrylawoffices.com) for additional fees that may be imposed in the transaction			
9.	Will you (and your spouse) attend the Closing?			
10.	Who is your current title insurance comp (This information is usually found on you	oany? ur previous closing statemen	Policy #: t.)	

AUTHORIZATION TO RELEASE LOAN INFORMATION

To Whom It May Concern:

any of its employees or agents to rel Lender to The Law Offices of Lown employees including, without limitati with the Lender. <u>If any such loan</u> <u>direct that the account be suspend</u> <u>close the account once it has recei</u> directions of the Firm necessary to su account upon delivery of the payoff a	lease any information concerning any ry & Associates (the "Firm"), or any ion, any payoff information concernin is an equity line of credit/open ended, frozen and blocked immediate ived the payoff amount, and (ii) the aspend, freeze or block the account efamount.	•
Account Number(s) [If known]:		
Dated:		
	BORROWER(S):	
By:	<u>By:</u>	
Print Name:	Print Name:	
Date:	Date:	
Social Security No.:	Social Security No.:	

SELLER PROCEEDS DISBURSEMENT REQUEST

We hereby acknowledge that the Closing Attorney is not authorized to disburse funds prior to the receipt of funds from the buyer's lender, the lender has given authorization to release funds, and all documents have been recorded at the County Register of Deeds office.

We hereby acknowledge that the Closing Attorney cannot guarantee a specific time funds will be available on the date of disbursement. If funds are not received prior to 3:00 p.m. on the day of closing, documents will not be recorded and funds will not be disbursed until the next business day.

We hereby acknowledge the Closing Attorney will overnight payoffs to all Lien Holders on title (i.e. Mortgages, Judgments, UCC filings and IRS Tax Liens).

SELLER PROCEEDS FROM CLOSING WILL BE SENT VIA US MAIL UNLESS OTHERWISE NOTED BELOW

PLEASE INITIAL ONE: **US MAIL** (If checks are lost in the mail, customer is responsible for a \$35.00 charge, per check, for stop payment and re-issuing the check) Mail Proceeds to: Overnight Courier Service for a fee of \$25.00 Via Wire for a fee of \$25.00 (please contact the Closing Attorney's office to provide your wiring information. Please also provide us with a contact number to reach you to verify wiring instructions at the time we wire the funds. **NOTE**: Due to the timing of the closing process and in setting up wires, we cannot promise to wire funds on the day of Closing. If we are unable to initiate a wire on the Closing Date, it will be initiated the next Business Day morning. If you are closing on another purchase with your proceeds on the same day as Closing, please let us know so that appropriate steps can be taken to better ensure that funds will be available for your Closing, subject to the availability of funding from the buyer and Buyer's lender): Contact Number for Closing Date: Pick Up Proceeds check when available at the Closing Attorney's office (please call ahead to verify proceeds are ready) Authorize the release of the proceeds check to our REALTOR

Date

Seller Signature

Date

Seller Signature