



Dear Sir or Madam,

Infinity Title Agency is the designated Escrow Agent for the purchase and sale of your new property. We look forward to working with you on this transaction.

According to Ohio law, we must provide you with Notice of Availability and Offer of Closing Protection Coverage. This coverage protects and indemnifies you against loss due to theft, misappropriation of funds, or failure to appropriately disburse funds at closing. Please return this form with your selection and signature(s) along with your completed Buyer Information & Authorization Form to orders@infinitytitleagency.com.

Finally, under Ohio law, all funds required to close that exceed \$10,000 must be sent via wire transfer before filing. Please contact our office directly to obtain wire instructions. *****NOTE***** wire instructions will never change during your closing, and we will never request a change via email.

Congratulations, we look forward to working with you!

Sincerely,

Infinity Title Agency

**NOTICE OF AVAILABILITY AND OFFER
OF CLOSING PROTECTION COVERAGE**

- Seller: _____
- Buyer: _____
- Borrower: _____
- Lender: _____

Re: Licensed Agent: Infinity Title Agency
Premises:
Commitment/File No.

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 Old Republic National 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 Old Republic National 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 _____
do not accept the said Offer _____

If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium.

Signed: _____
Printed Name: _____
Dated: _____

Signed: _____
Printed Name: _____
Dated: _____

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.



Buyer Information & Authorization Form

Buyer Name: _____ Co Buyer Name: _____

SSN: _____ SSN: _____

Marital Status: Married Single
If Married, name of spouse: _____ If married Name of Spouse: _____

Email: _____ Email: _____

Mailing Address: _____
(Street Address) (City) (State) (Zip)

Home Phone: (_____) _____ - _____ Cell Phone: (_____) _____ - _____

Subject Property Address: _____
(Street Address) (City) (State) (Zip)

Will this be your primary residence? Yes No

Deed Preparation

Infinity Title Agency, as escrow agent, will be requesting the preparation of the deed for conveyance of the subject property address listed above. Please confirm the type of deed elected, by placing a checkmark on the appropriate line below. Additionally, please provide the names in which you would like title to be vested.

Deed to be prepared in the name(s) of: _____

_____ General Warranty Deed

_____ General Warranty Deed w/survivorship

_____ Other: _____

***Please Note:** You will be contacted prior to the date of closing by your Escrow Officer to confirm the exact dollar amount needed for closing.

The information obtained by Infinity Title Agency is only to be used in the processing of this real estate transaction.

I/We authorize Infinity Title Agency to provide a copy of the ALTA Settlement Statement to my Real Estate Broker, Agent, and/or their office.

Signature Date

Signature Date