



Dear Sir or Madam:

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

Enclosed, please find the Notice of Availability and Offer of Coverage. Please select an option to either accept or decline coverage by placing a checkmark in the appropriate space and signing where indicated. A Seller Information/Authorization Form is also enclosed. This document will allow your current mortgage lender to release mortgage payoff information to our office, as necessary for closing. Please complete this form and email it along with the signed Notice of Availability and Offer of Coverage to [orders@infinitytitleagency.com](mailto:orders@infinitytitleagency.com).

Finally, a reissue rate (a reduced premium for title insurance) may apply to your transaction. The Reissue Rate will apply so long as you have owned the property for ten years or less. Additional documentation may be necessary to verify and confirm eligibility. These documents may include your original Owner's Policy of Insurance, a HUD-1 Settlement Statement, or a Closing Disclosure copy from when the property was purchased. If you have these documents readily available, you may email them to [orders@infinitytitleagency.com](mailto:orders@infinitytitleagency.com).

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.**



### Seller Information & Authorization Form

Seller Name: \_\_\_\_\_ Co Seller Name: \_\_\_\_\_

SSN: \_\_\_\_\_ SSN: \_\_\_\_\_

Marital Status:  Married  Single  
If Married, name of spouse: \_\_\_\_\_

Marital Status:  Married  Single  
If married Name of Spouse: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_  
(Street Address) (City) (State) (Zip)

Mailing Address: \_\_\_\_\_  
(Street Address) (City) (State) (Zip)

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Cell Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Is this your primary address?  Yes  No If Yes, how many years have you lived here? \_\_\_\_\_

Is this a condo?  Yes  No

If Yes, Management Company Name: \_\_\_\_\_

Management Co. Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

Is there a Homeowner's Association?  Yes  No

If Yes, Homeowner's Association Name: \_\_\_\_\_

Homeowners Association Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

#### Current Mortgage Information

1<sup>st</sup> Mortgage Company Name: \_\_\_\_\_

Loan Number: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

2<sup>nd</sup> Mortgage Company Name: \_\_\_\_\_

Loan Number: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Home Equity Company Name: \_\_\_\_\_

Loan Number: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

I/We hereby authorize Infinity Title Agency to verify and obtain any information necessary pertaining to past and present mortgages, lines of credit, and any other accounts of which information may be required. The information obtained by Infinity Title Agency is only to be used in the processing of this real estate transaction. Please also use this as an authorization to close these accounts.

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