



Pete Shedor, Managing Attorney
David Williams, Associate Attorney

BUYER ENGAGEMENT LETTER

Thank you for selecting Shedor Law Firm to represent you in closing the purchase of your Property. Please carefully read this letter before sending us your engagement information. Upon engagement, we will commence our title search for the Property and prepare for closing. If you have any questions about fees, please see our **FEE SCHEDULE**.

TITLE WORK:

In preparation for closing, we will perform a title search and obtain title insurance on your behalf. The extent of our search will be what is satisfactory to the title insurance company to issue a new owner's policy. Often this entails a search from the effective date of a previous title insurance policy. This procedure, known as "tacking," will enable us to keep your cost to a minimum while, at the same time, providing full title insurance coverage for you and satisfying your lender's requirements.

SURVEY:

We recommend that you order a survey before closing. A survey of the Property may reveal the existence of boundary overlaps, gaps, gores, or encroachments affecting the Property. If you elect not to have a survey performed, your title insurance policy will contain an exception and will not insure over matters which a survey would have uncovered. We will not order a survey on your behalf unless requested in writing.

We can make no representation as to the structural integrity of any improvements on the Property or the environmental condition of the Property. Also, as we are not surveyors or engineers, we make no representations as to whether or not the property lies within a flood plain. That information may be disclosed by the surveyor's report or by what, if anything, we find on the public record.

RESTRICTIVE COVENANTS:

Presumably, you have been provided copies of restrictive covenants applicable to the Property by your real estate agent or the current owner. If you have not, you should obtain a copy of said covenants to be certain your intended use of the Property is consistent with those restrictions. Please let us know if you need us to obtain copies of these restrictions for you.

CLOSING:

Our representation as closing attorney precludes participation in any disputes that may arise between the parties or with any third party. If we have not already, we will be in touch with you to confirm your closing date and time. In the event you are unable to attend the closing, please discuss with us immediately. Also, please remember to bring your driver's license or some other form of picture I.D., as many of the documents need to be notarized.

On the day of closing, we will schedule one hour to assist you in the signing of your documents. We can only guarantee our attention and prompt assistance within that scheduled hour.

If applicable, we will assist your lender in preparing a Closing Disclosure. Please expect to receive a copy from them prior to your closing. We will also prepare a settlement statement for your review as closing nears, showing the exact dollar amount we need from you to close. ***We will need those funds in the form of a certified check or wire at least one banking day before closing. Our wiring instructions will be made available to you in the days leading up to closing.***

CANCELLING:

Sometimes we may realize after opening a file that we are unable to accommodate the desired timeline or stringent lender requirements. We reserve the right to cancel our representation as needed. If you wish to cancel our engagement for any reason, please inform us immediately. This will help us reduce your costs. Our cancellation fee (\$175 before / \$295 after Due Diligence) is waived if you close on another property with us within 60 days. ***Please do not hesitate to contact us with any questions you have regarding your closing.***

Sincerely, ***Shedor Law Firm***