



4974 HIGBEE AVE, STE 202, CANTON, OH 44718
(330)818-0212 | FAX: (330)818-0215

Name
Address
City, State & Zip Code

RE: Property Address
File No.:

Dear Buyer,

Stonegate Title Agency has been designated as the Escrow Agent for the sale of the above referenced property. We look forward to working with you on your transaction.

Pursuant to Ohio law, we are required to provide you with Notice of Availability and Offer of Closing Protection Coverage. This coverage protects and indemnifies you against loss, due to theft or misappropriation of funds or failure to properly disburse funds from your transaction.

Enclosed please find the Notice of Availability and Offer of Coverage. **Please elect or decline coverage by placing a check mark in the appropriate space, and sign where indicated.**

A Buyer Information Form is also enclosed. Please complete the requested information, as applicable, and return to our office.

You may either mail this completed form to the undersigned, fax to (330)818-0215, or e-mail to your Escrow Team.

Thank you for your assistance.

Sincerely,

Escrow Officer

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

Seller: _____

Buyer: _____

Borrower: _____

Lender: _____

Re: Licensed Agent: Stonegate Title Agency
Premises: Property Address
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.

Sign 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.



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BUYER INFORMATION FORM

Contact Information:

Name: _____

Tax ID No.: _____

Mailing Address: _____

Phone: (____) _____ - _____

Email Address: _____

Subject Property Address: _____

Will this property be used as your primary residence? _____

Deed Preparation:

Stonegate 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 check mark in the appropriate line below and also include the names in which you would like title to be vested.

- General Warranty Deed
- General Warranty Deed w/survivorship
- Other: _____

Deed to be prepared in the names of: _____

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

The information obtained by Stonegate Title Agency is only to be used in the processing my real estate transaction.

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

Sign Date

Stonegate Title Agency

PRIVACY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Stonegate Title Agency and its affiliates mentioned in this notice.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law. We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Sign

Date