



PATEL & HOUSTON
LAW

3440 Toringdon Way Ste 203
Charlotte, NC 28277
P: 980-800-9350
F: 980-800-9229
YP@patelhoustonlaw.com
www.patelhoustonlaw.com

We would appreciate your assisting us in gathering the seller's information as follows and faxing back to our office ASAP. Once requested, dues information, as well as some payoff statements for mortgages, can take as long as 10 days to receive.

Property Address: _____

SELLER'S FULL NAME: _____

Married ___ / Single ___ / Divorced ___ / Separated ___ / Widowed ___

Social Security Number: ___ - ___ - ___ Phone: _____ Email: _____

SELLER'S FULL NAME: _____

Married ___ / Single ___ / Divorced ___ / Separated ___ / Widowed ___

Social Security Number: ___ - ___ - ___ Phone: _____ Email: _____

Seller's Forwarding Address: _____

MUST INCLUDE ALL MORTGAGES, EQUITY LINES, TAX SMART LOANS, ETC...EVEN IF THERE IS A ZERO BALANCE.

1st Mortgage: _____ Phone: _____

Loan Number: _____

The last payment I intend to make on this account will be made on this date: _____

2nd Mortgage: _____ Phone: _____

Loan Number: _____

The last payment I intend to make on this account will be made on this date: _____

Equity-Line: _____ Phone: _____

Loan Number: _____

The last payment I intend to make on this account will be made on this date: _____

NOTE: NO DRAWS/ADVANCES should be taken after giving us the payoff information. An additional fee will be charged if a payoff is made for an incorrect amount due to a "draw".

Homeowners Association: _____ Phone: _____

By signing below, I grant permission for Patel & Houston to: share information pertaining to this closing with my realtor, order HOA dues, order Mortgage Payoffs and to freeze and close equity lines of credit.

Print Name: _____ Date: _____ Print Name: _____ Date: _____

Will the Sellers attend closing? Y / N Are we to prepare deed? Y / N

If husband and/or wife will not be attending, please contact our office immediately!!! Both parties must sign deed.

If sellers are to sign early, they must call and make arrangements to come in early!!!

Total commission: _____ % Split: _____ % Listing _____ % Selling
_____ % Marketing Fee Other: _____

Does the seller have a prior survey that we may use with a survey affidavit if no improvements have been made? Y / N

Does the seller have a copy of their title insurance policy that they can provide to us? Y / N

Any additional charges to be collected or special instructions regarding the Deed, proceeds, etc...? Please fax all invoices ASAP prior to closing. _____

Please fax information back to 980-800-9229 or e-mail to YP@patelhoustonlaw.com.

****Seller fees listed on attached schedule.****



PATEL & HOUSTON
LAW

3440 Torington Way Ste 203
Charlotte, NC 28277
P: 980-800-9350
F: 980-800-9229
YP@patelhoustonlaw.com
www.patelhoustonlaw.com

FEE SCHEDULE - 2020

BUYERS

	Residential Purchase and Refinance	Residential Cash Purchases
Attorney Fee	\$500	\$400
Title Examination	\$225	\$225
Admin Fee	\$75	\$75
Wire Fee	\$25 per incoming/outgoing wires	

SELLERS

Document Preparation Fee	\$395
Deed of Trust Cancellation	\$35 per cancellation
Wire Fee	\$25 per incoming/outgoing wires

ADDITIONAL FEES

Prepare Power of Attorney	\$125
Prepare Free Trader Agreement	\$225
Mail Away Closing Package	\$125
Second Loan/HELOC	\$225
Prepare Offer to Purchase Contract	\$225
After Hours/Weekend Closings	\$150