

Martin A. Wilson

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BUYER INFORMATION REQUEST

Property Address: _____

Seller: _____

Realtor/Realtors: _____

*This office will be the closing agent on the above referenced property. In order to complete the transaction, we need the following information returned to us as quickly as possible in order to avoid delay of the closing. Please return via **SECURE** email (loanpackages@martinwilsonlaw.com) or fax (478-471-7884) as soon as possible to avoid delays in the closing on your property. Thank you for your cooperation.*

Buyer Info: Complete for each Buyer (including Corporate/LLC/Trust/Estate Buyers)

1) Full Legal Name _____

Social Security Number/EIN: _____

Attending Closing? YES / NO

Contact #: Cell: _____ Home _____ Work _____

Email Address: _____

Forwarding Address: _____

(After Closing) _____

2) Full Legal Name _____

Social Security Number/EIN: _____

Attending Closing? YES / NO

Contact #: Cell: _____ Home _____ Work _____

Email Address: _____

Forwarding Address: _____

(After Closing) _____

Please notify us immediately if the following applies to ANY Buyers:

Planning to use a Power of Attorney for the transaction

How will you be using the property?

- Owner Occupied: this will be your primary residence.
 - Second Home: this will be a second residence.
 - Investment Property: this property will not be occupied by you.
-

Is Buyer a Corporation/LLC?

Who is Signing for Buyer? _____ Title: _____
Corp/LLC EIN/Tax ID: _____
MUST provide copy of signed Shareholders' Agr. (Corp.)/Operating Agr. (LLC)

Is Buyer an Estate?

Who is signing for Estate? _____ Title: _____
Estate EIN/Tax ID: _____
MUST provide copy of Probate documents.

Is Buyer a Trust?

Who is signing for Trust? _____ Title: _____
Trust EIN/Tax ID: _____
MUST provide copy of signed Trust Agreement.

Are you getting a LOAN for your purchase of the Property?

Lender Information:

Name of Mortgage Company: _____
Loan Officer: _____
Loan Officer Phone Number: _____
Loan Officer Email Address: _____

Is there a mobile home on the property? YES / NO

Closing Funds:

Georgia law requires that we inform you of your options to transfer funds to our office for your closing. If you have any questions, please contact our office.

Please note that we cannot accept ACH transactions.

- \$1000.00 or less*..... We will accept amounts up to \$1,000.00 in the form of a personal check.
- \$1,000.00 to \$4,999.99* We will accept amounts between \$1,000.00 and \$4,999.99 in the form of a certified check from a U.S. Bank or in the form of a wire.
- \$5,000.00 or more*..... We will only accept amounts of \$5,000.00 or more in the form of a wire into our account.

COMPLETE ONLY IF YOU ARE A PART OF LEGAL INSURANCE PLAN:

Name of Employer Who Provides Legal Insurance Plan: _____

Name of Legal Plan: _____

Who is the primary plan member under this legal plan? _____

Membership Number: _____

Authorization Number for this matter: _____

Acknowledgement

VESTING DEED TO PROPERTY: *If there is more than one Buyer, the Property will be titled in the Buyers' names as Joint Tenants with Right of Survivorship (upon the death of one of the owners, the property will pass to the surviving owner automatically) unless our office is instructed otherwise in writing. This selection of ownership is made without reliance upon representations, if any, by Martin A. Wilson, Attorney at Law, regarding any personal and/or estate tax implications. The parties further acknowledge that Martin A. Wilson, Attorney at Law, is not giving tax and/or estate planning advice by discussing the selection of ownership options. We have been advised to seek the advice of an attorney and accountant regarding the types of ownership available and the benefits and consequences of each. We further acknowledge that Martin A. Wilson, Attorney at Law, shall not be liable to us and we shall have no rights of indemnification against Martin A. Wilson, Attorney at Law,.*

NOTICE OF AVAILABILITY OF OWNER'S TITLE INSURANCE: *A mortgagee's policy of title insurance insuring the title to the property you are buying is being issued to your mortgage lender (if applicable), but the policy does not provide title insurance coverage to you. Certain risks that may affect an owner's title cannot be detected even after diligent search and evaluation. Title Claims pose a great risk to property owners. If a title claim is valid, the buyer risks expenses and actual loss, up to and including loss of the entire property and all equity in it (while still having to pay back a loan on the property). If the claim turns out not to be valid, the buyer still has to pay out of pocket to defend the claim or to rid the property of a cloud on its title. Buyers who purchase owner's title insurance have a title insurance company behind them that has the obligation, whenever coverage exists, to pay the costs and fees incurred to defend the property owner and to pay losses that ultimately occur as well. Martin A. Wilson, Attorney at Law acts as an agent for the title insurance company which will issue such policy and, as agents, will receive a commission for the issuance of such title insurance to the lender. Please contact our office for the cost of an owner's title policy. Unless our office is instructed otherwise in writing, we will assume that Buyers of residential properties desire to have an Enhanced Owner's Title Insurance Policy. Buyers of commercial properties will be assumed to desire an Owner's Title Insurance Policy.*

WILL YOU BE PURCHASING OWNER'S TITLE INSURANCE: YES NO

LEGAL INSURANCE PLAN MEMBERS: *The under-signed agree(s) to be responsible to pay Martin Wilson Attorney for legal services provided to you in the event your Legal Plan does not pay the submitted claim.*

Authorization to Release Non-Public Personal Information to Parties to Transaction

I/We understand that Title V of the Gramm-Leach –Bliley Act 58 U.S.C. § 6801 et seq., (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about me/us with a nonaffiliated third party. According to the Dodd-Frank Act, 12 U.S.C. § 5511 et seq. (“DFA”), GLBA, and the rules and regulations promulgated by the Consumer Finance Protection Bureau, I/We understand that I/We have a right to keep my/our non-public personal information private. Non-public personal information (“NPI”) means personally identifiable data such as information provided by me/us on a form or application, information about my/our financial transactions, or any other information about me/us which is otherwise unavailable to the general public. This includes my/our first name or first initial and last name coupled with any of the following: Social Security Number, driver's license number, state-issued ID number, credit card number, debit card number, or other financial account numbers.

I/We further understand that the Buyer's Closing Disclosure and the Loan Estimate that I/We receive from my/our lender contains NPI which my/our lender cannot provide directly to any real estate professional providing services for me/us. I/We understand that I/We may provide this information to a real estate professional who provides

services for me/us and it is not a violation of GLBA, DFA, or the rules of the CFPB for me to do so.

I/We hereby acknowledge that Martin A. Wilson, Attorney at Law (the "Settlement Agent"), will produce an ALTA Joint Settlement Statement ("JSS") that does not include my/our first name or first initial and last name coupled with any of the following: Social Security Number, driver's license number, state-issued ID number, credit card number, debit card number, or other financial account numbers. I/We also acknowledge, though, that the JSS does have information regarding the closing costs associated with my/our loan, the amount in my/our initial escrow account, prepaid interest paid on my/our purchase money loan, funding fees for government backed loans, the amount of my/our down payment, any payoffs to my/our creditors, and other general details related to my/our closing. I hereby acknowledge that the Settlement Agent is authorized to provide directly to the Realtor(s) a copy of the JSS without first providing the JSS to me.

I/We also understand and acknowledge that when I/We purchase the Property from Seller that I/We will be signing documents consummating the loan with my/our lender ("Consummation"). I/We acknowledge that at the Consummation, there will be documents, information, communications, and discussions that contain NPI. I/We hereby authorize the Realtor(s) to be present at the Consummation and to hear these communications between Settlement Agent and me/us that contain NPI and to review documents regarding the Consummation that contain my/our NPI.

I/We further authorize the Settlement Agent to communicate to the Realtor(s) prior to the Consummation regarding whether my/our loan with the lender will close, the date of the closing, the general nature of any problems which prevent or delay the loan consummation from happening, and the nature of any information required by my/our lender from me/us so that the Consummation may take place ("Preclosing Communication"), regardless as to whether such communication contains NPI.

In allowing the Realtor(s) to be present at the Consummation and to hear or see my/our NPI, allowing the Settlement Agent to participate in Preclosing Communications with the Realtor(s), and allowing the Settlement Agent to provide the JSS directly to the Realtor(s), I/We waive and hold Settlement Agent harmless from any and all claims, suits, causes of action, demands, penalties, and expenses, including attorney's fees and expenses of litigation that I or my successors, assigns or heirs may have against the Settlement Agent and it heirs, successors, agents, or assigns for a violation of GLBA, DFA, or the rules and regulations of the CFPB.

ALL BUYERS MUST SIGN

Dated this _____ day of _____, 20__.

Buyer Signature

Buyer Signature

Print Name

Print Name