

From: _____

Phone: _____
Fax: _____
To: _____

Phone: _____
Attn: _____

Case No. : _____
Loan No. : _____
Title No. : _____
Borrower Name(s) : _____
Property Address : _____

Closing Instructions for Title

Title Insurance Requirements:

You are authorized to use funds for the account of the Borrowers and to record all instruments when you comply with the following:

1. Vesting in current DOT is: _____ . The final title policy shall have the same vesting unless changes are requested by _____, Its Successors And/Or Assigns.
2. Legal description in final title policy must match with DOT or as per instruction mentioned on it, unless changes are requested by _____, Its Successors And/Or Assigns.
3. Title company confirms that any corrections required in the Deed of Trust or Mortgage needs to be initialed by borrowers and approved by Lender prior to sending the document for recording.
4. Title Policy must contain the following endorsements (or their equivalents):

5. Policy insured under Lender's Name as indicated: _____, Its Successors And/Or Assigns.
6. Title Insurance Coverage to be \$ _____. Title Company shall send excess premium, if any, to Lender.
7. Title Policy must contain the following subject property address:

8. Title to remove any gap exception, survey exception and exceptions not shown by public records in the final title policy.
9. Recorded Original Documents and Final Title Policy to be shipped to :
_____, Its Successors And/Or Assigns.

10. You are satisfied that all requirements as listed on the Prelim with effective date _____ and title order number listed within these Title Closing Instructions are to be complied with.
11. Title to provide endorsement to cover easements which extend more than 10 feet into the property line.
12. Special instructions for HECM Standard loans: Closing agent to ensure that the funds are disbursed on or prior to _____. If the funds are not disbursed by _____, then all funds shall be immediately wired to Sun West Mortgage Company, Inc.
13. Title acknowledges that ISAOA stands for "Its Successors And/Or Assigns".
14. Closing agent must inform the lender of closing and any changes related to escrows and title.
15. If it becomes necessary to enforce these instructions by legal action, the prevailing party is entitled to reasonable attorneys' fees and costs.

Acknowledged and Agreed.

Date

Title Officer

Phone:

Fax:

Email:

Address:

Attn Title Officer : If your contact information listed above is incorrect, please email the corrections to the following email address :