

**CITADEL TITLE & ESCROW COMPANY, LLC
REAL ESTATE CLOSING
BUYERS' INFORMATION & DISCLOSURE/ACKNOWLEDGMENT**

BUYER: _____ **FILE NO.:** _____

SUBJECT PROPERTY ADDRESS _____

1. RECORDED DEED AND TITLE POLICY INFORMATION ACKNOWLEDGMENT

Buyers must indicate the following in order to ensure all title transfer-related documents are prepared correctly.

a. IF BUYER(S) IS/ARE NATURAL PERSONS:

Buyer(s) title vesting shall be in the name of:

Buyer #1 _____ Married Single

Buyer #2 _____ Married Single

Buyer #3 _____ Married Single

Describe any other relations: _____

How do you wish to take title: Joint Tenants with Rights of Survivorship

Tenants in Common

- *Choose only ONE if you are NOT husband and wife and there is more than one Buyer*

B. IF BUYER IS A BUSINESS ENTITY

Corporate Tax ID #: _____

Name of Individual(s) who will sign at closing: Note: Must have corporate signing authority

Signor #1: _____ Corporate Title: _____

Signor #2: _____ Corporate Title: _____

Signor #3: _____ Corporate Title: _____

Buyer's mailing address for Deed and Tax Bill: _____

check here if you wish to use the property address as your mailing address

2. BUYERS' CONTACT INFORMATION

Buyers' Current Address: _____

Buyers' Home Phone: _____ Buyers' Cell Phone: _____

Buyers' Fax Number: _____ Buyer's email: _____

Buyers' Realtor: _____

Realtor Phone: _____ Realtor Email: _____

Buyers' Lender: _____

Lender Phone: _____ Lender Email: _____

3. BUYERS' HOMEOWNERS INSURANCE ACKNOWLEDGMENT

___/___ (please initial) I/we are aware of the importance of obtaining hazard, windstorm, flood or other insurance of the real property REGARDLESS of whether or not we obtain financing or pay cash. I/we further understand that Closing Agent is not responsible for obtaining or paying for any such insurance (other than providing title insurance at closing and/or paying any insurance invoices provided by you and/or your lender and stated on the closing statement) and that we shall contact our own insurance agent for such indemnity.

4. BUYERS' SURVEY ACKNOWLEDGMENT FOR CASH BUYER

I/we hereby acknowledge that we have been advised by Citadel Title & Escrow Company, LLC, ("Closing Agent") that, in connection with the purchase of the real property described above, that it is in our best interest to obtain a real property land survey certified to us by a Florida licensed surveying company REGARDLESS of whether or not this transaction is financed or purchased for cash. Pursuant to this advice: *(Please initial ONLY ONE option)*

___/___ I/we are obtaining lender financing for the property purchase and understand that a survey is required by our lender and that we will bear the cost of a survey and elevation certificate at closing.

___/___ I/we **DO NOT** wish to order a survey or have one obtained by the Closing Agent in connection with the purchase of the real property. I/we agree to hold harmless the Closing Agent and their title insurance underwriter from any and all matters that may arise in the future regarding the physical nature of the property, which would have otherwise been disclosed to me/us by an accurate survey. I/we also acknowledge that Closing Agent will leave the exception for a survey on the title insurance policy when it is issued.

___/___ I/we will order a survey from a company of my/our choice and agree to have the Closing Agent and their title insurance underwriter certified on said survey.

___/___ I/we request that the Closing Agent order a survey for this property and also agree that, in the event the transaction DOES NOT close, that I/we are responsible to the Surveyor personally for payment of the invoice.

5. FUNDS REQUIRED BY BUYER PURSUANT TO CLOSING

I/We acknowledge that this office will not accept cashiers/bank/certified/personal checks for the Buyer's final cash to close payment; and further, that said funds are required to be transferred to Citadel Title & Escrow Company, LLC Escrow Account via wire transfer. **WIRING INSTRUCTIONS ARE AVAILABLE UPON REQUEST**

I/WE HEREBY ACKNOWLEDGE THAT ALL INFORMATION GIVEN IS FOR OUR BENEFIT AND TO ASSIST THE CLOSING AGENT IN CONDUCTING A SMOOTH TRANSACTION.

Acknowledged and Agreed:

Signature

Signature

Dated: _____

Dated: _____

**8400 N. University Drive, Suite 201
Tamarac, FL 33321**

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