



Buyer Information Sheet

Date:
Firm Contact: Lisa Patterson lisa@eppslegal.com
File No.:
Property Address

Please **forward** this information sheet and the attached documentation to your client to be completed. We request that the information be emailed or faxed **directly from your client** to our firm as soon as possible to avoid any delay in the closing. For financed transactions, please note that under the new TRID Rules all Buyer information must be transmitted to the Lender approximately 10-15 days prior to closing.

Estimated Closing Date:

Buyer:

*Corporate/Entity/Trust/Estate Seller information to be completed below.

BUYER #1: _____

SSN/TIN: _____

Email: _____

Phone: _____

BUYER # 2

SSN/TIN:

Email:

Phone:

Forwarding
Address:

PROPERTY ADDRESS:

MAILING ADDRESS **AFTER** CLOSING (complete only if different than property address.)

Will this property be used as Investment Property? Yes No

LENDER COMPANY NAME:

LENDER CONTACT NAME:

PHONE:

EMAIL:

INSURANCE COMPANY NAME:

INSURANCE CONTACT NAME:

PHONE:

EMAIL:

SURVEY:

If the Buyer elects to order a survey, please have a copy forwarded to our office at least 5 days before closing so that it can be reviewed. Our firm can provide the name of a surveying company, if requested.

Parking and Storage: It is the Buyer's responsibility to confirm access to and use of any limited common element parking spaces or storage rooms, lockers or bins, if applicable.

ADDITIONAL INFORMATION:

For multiple Buyers, how do the Buyers want to

Hold title to the property

Joint Tenants with Right of Survivorship

Tenants in common

Will a Power of Attorney be used:

Yes*

No

*Power of Attorneys must be approved by our Firm and by the Lender, if applicable, prior to closing. A \$75.00 fee will be charged for preparation and recording of the Power of Attorney.

IMPORTANT REMINDERS

Representation:

Our firm does not represent the Seller in the closing transaction. The Seller has the right to obtain independent legal representation.

Privacy:

Our firm is committed to protecting your privacy.

Funds for Closing:

If the Seller must bring funds to closing, please contact our firm for Funding and wiring instructions.

Identification:

All Sellers must bring a valid, government issued photo ID to closing

Cash Transactions:

If the Buyer on an ALL CASH transaction elects to waive Owner's Title Insurance, then the Buyers are encouraged to seek advice either Independently or from THE EPPS LAW GROUP to understand the Benefits of an owner's title insurance policy to protect the Buyer's Investment.

FUNDING AND WIRING INSTRUCTIONS

All funds due over the amount of **\$5,000.00** must be **wired** (please see wiring instructions below).

All funds due in the amount of **\$1,000.00 to \$5, 000.00** must be in the form of **certified funds**.

All funds due in the amount of **\$1,000.00 or less** may be in the form of a personal check.

****Funds to close must be WIRED to our firm prior to closing. Below is a copy of our wiring instructions. If the wire form from your bank is not completed properly by our or by our bank, the wire will be rejected. The wire rejection will DELAY the process of the closing, disbursement of the funds and/or keys to the property.**

****Please be aware that this account does not accept ACH Transactions****

FIRM WIRING INSTRUCTIONS

For The Epps Law Group

Name of Account: Epps Law Group Real Estate Trust Account

Name of Bank: B B & T

Account Number: 061113415

Routing Number: 5245642123

Address of Bank: 214 Dahlonga Street, Cumming, GA 30040
770-887-1732 Contact: Terri Samples

Contact for The Epps Law Group: Lisa Patterson

Email this entire form to lisa@eppslegal.com