

NOTICE OF AVAILABILITY AND OFFER OF CLOSING PROTECTION COVERAGE

Seller: Sample Seller

Buyer: Sample Buyer

Buyer: Sample Buyer

Lender:

Re: Licensed Agent: Cleveland Home Title Agency, LTD. dba Miller Home

Premises:

Commitment/File No.:

Notice of Availability of Closing Protection Coverage

Pursuant to Ohio Revised Code Section 3953.32, you are hereby notified of the availability of Closing Protection Coverage in connection with the above-referenced transaction for the premium stated in the Offer of Closing Protection Coverage outlined below.

Closing of settlement of a real estate/or mortgage loan transaction can be characterized as having two components. One component pertains to the title to the Premises and the title insurance policy therefore. The other component pertains to the handling of funds and documents by the Licensed Agent. A title insurance policy DOES NOT cover losses due to the mishandling of funds or documents by the Licensed Agent. However, Closing Protection Coverage, as outlined below, DOES provide such protection.

DESCRIPTION OF COVERAGE: The Closing Protection Coverage indemnifies you against the loss of settlement funds resulting from any of the following acts of the Licensed Agent, subject to certain conditions and exclusions specified in the Closing Protection Coverage Form:

- (1 Theft, misappropriation, fraud, or any other failure to properly disburse settlement, closing or escrow funds; and
- (2 Failure to comply with any applicable written closing instructions, when agreed to by the Licensed Agent.

You are covered by a Closing Protection Coverage Form only if it is specifically addressed to you. A copy of the Closing Protection Coverage Form is available upon request.

I (We), the undersigned, hereby acknowledge receipt of this Notice of Availability of Closing Protection Coverage.

Signed: _____

Signed: _____

Print Name: _____

Print Name: _____

Signed: _____

Signed: _____

Print Name: _____

Print Name: _____

Offer of Closing Protection Coverage

Pursuant to Ohio Revised Code Section 3953.32, you are hereby offered Closing Protection Coverage in connection with the above-referenced transaction.

PREMIUM COST: The premium cost for the Closing Protection Coverage is \$35.00 for Lender; \$50.00 for Seller; \$15.00 for Buyer/Borrower; and \$15.00 for any other applicant for title insurance, and in no case shall the premium cost be less than \$35.00 for this coverage in any transaction.

Acceptance of Offer/Declination of Offer

I (We), the undersigned, acknowledge receipt of this Offer of Closing Protection Coverage and DO ___ / DO NOT ___ accept the said Offer. If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium.

Signed: _____

Signed: _____

Print Name: _____

Print Name: _____

Signed: _____

Signed: _____

Print Name: _____

Print Name: _____