

[REDACTED]

November 25, 2019

Granite Properties LLC
c/o Mr. Steven Marshal
via email:

Re: Purchase of 338 East Washington Road, Bradford, NH

Dear Mr. Marshal,

We are pleased to represent you with respect to your upcoming purchase of 338 East Washington Road, Bradford, NH.

The following legal services shall be provided to you by [REDACTED] and are included in our flat settlement fee of \$1,500.00:

- Title examination and facilitating the resolution of title defects
- Title Due Diligence pursuant to paragraph 15 in the standard Purchase and Sale Agreement. This service includes attorney review of restrictive covenants and easements of record and condominium documents, if applicable. A title summary will be provided to you by one of our title attorneys.
- Opinion and information regarding hunting on the property
- Review of Town of Bradford planning board meeting minutes for the past six months to confirm that there are no pending plans or applications for development in the vicinity of the subject property that may impact the peaceful enjoyment of the property
- Drafting or review of bill of sale for personal property to be conveyed with the real estate
- Correspondence with the seller, or seller's attorney, and Realtors
- Requesting of tax and insurance information and plot plan
- Closing document preparation
- Conducting of closing by a [REDACTED] Attorney
- Recording of closing documents
- Issuance of Owner's Title Insurance Policy*
- Post-closing including paying off all mortgages and liens of record

For services beyond the scope of our engagement outlined herein, our bill rate of \$350.00 per hour shall apply.

A Plot Plan indicates the boundary lines of the property and where the home or any other buildings are situated within the boundary line. A Plot Plan reveals any possible or actual encroachments. If you would like to order a Plot Plan, please notify us at least three weeks prior to your closing.

Please note that if your closing does not take place, [REDACTED] reserves the right to charge you for legal services rendered or for items obtained on your behalf as set forth below:

Title examination: \$350.00

[REDACTED]

Plot Plan: \$125.00 (if requested)
Settlement Preparation: \$195.00

If you are purchasing a condominium or a property that is part of an association, our firm will verify that the appropriate condominium or association documents have been filed with the Registry of Deeds but please be sure to read the association documents including the rules and regulations in their entirety to confirm that you are comfortable with any requirements or restrictions.

*The cost of title insurance is calculated based upon the purchase price. Please contact our firm for a quotation as the cost of title insurance is not included in our flat settlement fee. It is the practice of [REDACTED] to issue an Owner's Title Insurance policy with the maximum coverage available. Our flat settlement fee only applies if owner's title insurance coverage is purchased. If you have questions about title insurance, please contact our firm.

Prior to closing, please work toward obtaining home owner insurance. If you do not have an insurance agent, we recommend the following:

Santo Insurance and Financial
Christine McGinn

[REDACTED]
[REDACTED]

Please use the code: [REDACTED] to receive expedited service.

[REDACTED] will calculate your final closing costs, and total amount due, the day prior to closing. We will accept a wire transfer or, in most circumstances, treasurer's check issued directly by your bank. We are unable to accept personal checks. Please be certain to verify that your financial institution has the ability to initiate a wire transfer or treasurer's check in a timely fashion. Please note that many financial institutions require that wire transfers be initiated by the account holder in-person and other banks require several business days to issue a treasurer's check. It is particularly important for you to make this inquiry if your bank is not local.

We look forward to assisting you achieve a successful transaction.

Sincerely yours,

[REDACTED]

I have read and accept the terms of service outlined in this letter.

x _____
Signature Date

x _____
Signature Date



BUYER INFORMATION

PLEASE PROVIDE THE INFORMATION REQUESTED BELOW AND RETURN VIA FAX OR EMAIL.
FAX: 603-434-7226 EMAIL: 

Address of Property to be Purchased: _____

FULL NAME OF BUYER #1: _____

Social Security Number: _____

Daytime phone #: _____ **Evening phone #:** _____

Email Address: _____

For deed preparation purposes, please respond to the following:

Please circle: Married or Single

Will this property serve as your primary residence? _____

FULL NAME OF BUYER #2: _____

Social Security Number: _____

Daytime phone #: _____ **Evening phone #:** _____

Email Address: _____

For deed preparation purposes, please respond to the following:

Please circle: Married or Single

Will this property serve as your primary residence? _____

HOMEOWNER INSURANCE INFORMATION FOR PROPERTY TO BE PURCHASED:

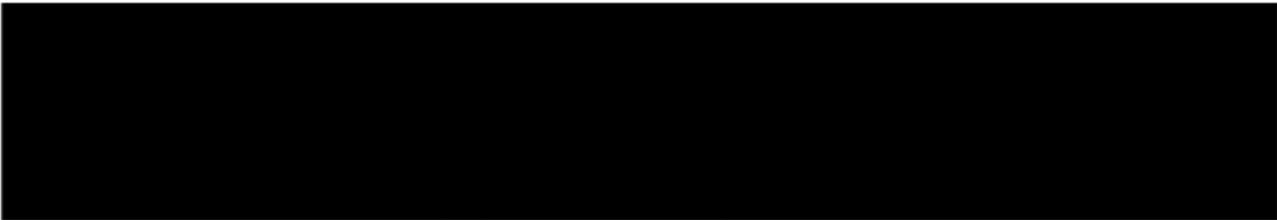
Insurance Company Name: _____

Agent Name: _____ **Phone:** _____

Annual Premium: _____ **Policy Effective Dates:** _____

It is the practice of  to issue title insurance policies with the maximum coverage available. If you have questions about title insurance, please contact our firm.





THE IMPORTANCE OF TITLE INSURANCE

When purchasing a home, you are purchasing “title” to the property. This means that you have the “right” to occupy, use and enjoy the space. However, your “right” to “title” may be limited by rights and claims asserted by others. This can ultimately limit your use and enjoyment of the property and may result in a financial loss. Title insurance protects against these types of losses.

While most insurance focuses on potential future events, Title Insurance protects against hazards and defects that already exist as well as those that may arise in the future. The cost of title insurance is a one-time premium paid at closing.

Title insurance policies cover:

- Defects, liens, or encumbrances other than those that have been identified in public records
- Outstanding mortgages, judgments or tax liens against the property
- Easements that allow construction of a road or utility line
- Pending legal action against the property that could affect a purchase
- Deeds, wills and trusts that contain improper wording or incorrect names
- Incorrect notary acknowledgements
- A forged signature on a Deed
- An unknown heir of a previous owner who is claiming ownership in the property
- Instruments executed under an expired or fabricated Power of Attorney
- Mistakes in public records

Enhanced Title Insurance covers losses resulting from a prior violation of covenant, condition or restriction, losses if you are unable to obtain a building permit due to an existing violation, or losses if you are required to remove an existing structure because it was either built without a proper building permit or it encroaches into an easement or setback line.

Title Insurance also insures that you are the true, legally recognized owner of the property, you can sell your home without objection due to a defect in the title, and that you have a legal right to access your property from a public street or private road.

Title insurance offers financial protection against these and other hazards. Title Insurance pays all costs, including attorneys’ fees, associated with defending an attack on title, and will either perfect the title or pay valid claims.

Most mortgage Lenders require Buyers to purchase a Lender’s Title Policy to protect the Lender’s financial interest in the property and to insure the validity of its mortgage as a lien on the property. The Lender policy does not protect the homeowner. A home owner is only protected if an Owner’s Title Policy is purchased.

 was founded in 2006 by  with an aim to offer a collaborative approach to Title and Settlement Services. At , each real estate transaction is managed by a team of Attorneys and Paralegals to guarantee continuous coverage throughout the closing process and combines the expertise of Real Estate, Title, Trust, Estate Planning and Corporate Attorneys to offer competitive flat fee pricing. The firm is comprised of ten Attorneys and fifteen paralegals and maintains offices in Bedford NH, Concord NH, Hampton NH, Keene NH, New London NH, Norwich VT, and Andover MA.

