

WRAP INFORMATION FORM – SELLER

PLEASE SIGN AND RETURN THE ATTACHED AUTHORIZATION FORM

Name: _____

Social Security Number: _____

Real Estate Agent: _____

FORWARDING Address: _____

Please provide us with your marital status from date of acquisition of the Property to present:

As of today, I am: Unmarried _____
Married to, _____, which marriage took place on _____ (date).

From the day I acquired this property, I was:

- _____ Unmarried
- _____ Married to my Current Spouse _____.
- _____ Married to (name of spouse on date of acquisition, if other than current spouse): _____

- _____ Married to _____, which marriage terminated by:
_____ Death ___ divorce on _____ (date).
If terminated by death, please provide the name of county and state where will was probated: _____, _____
If terminated by divorce, please provide the name of county and state where divorce decree is filed: _____, _____

Is property Homestead or Investment? _____
_____ If Homestead have you owned the property for 2 years or more?

Property:

Address: _____

HOA:

Name: _____

Does Buyer Want HOA Documents (i.e. By Laws, Covenants, Restrictions): yes no
(there will be an additional charge for these items from the HOA)

The undersigned hereby requests and authorizes Texas Title Company (“Title Company”) to order a Property Owners’ Association resale certificate for the Property. The fee for this resale certificate will be paid for by the **Seller** as set forth in the Earnest Money Contract (“Contract”) escrowed with the Title Company for the referenced transaction.

The Title Company will order the resale certificate as a courtesy only, and makes no representation or undertaking as to whether doing so is within Contract deadlines. In no circumstance will the Title Company be party to the Contract. The undersigned agrees to make timely reimbursement to the Company for any expense incurred in ordering the resale certificate in the event the transaction fails to close.

SELLER

SELLER

New Loan (Seller financing – IF NOT AN ASSUMPTION):

Monthly Payment: _____

Are Taxes Escrowed: _____

Length of Note: _____

Interest Rate: _____

Interest Rate on Default: _____

Which Party is to Pay Attorney Fees/Closing Costs: _____

Current Mortgage Lien Holder 1st Lien:

BUYER AND SELLER ARE RESPONSIBLE FOR CONFIRMING THE BALANCE OF THE MORTGAGE COMPANY ESCROW ACCOUNT AND PROVIDE ANY NEEDED CORRECTIONS TO THE BALANCE FOR INCLUSION ON THE SETTLEMENT STATEMENT.

Name: _____

Address: _____

Phone: _____

Original Amount of Loan: _____

Date of Original Loan: _____

Payoff Amount (**PLEASE FORWARD A COPY OF THE PROMISSORY NOTE, THE LATEST STATEMENT, PAYOFF AND REINSTATEMENT if applicable**)

As of (date): _____

Percentage Rate: _____

Monthly Payment: _____

Account Number: _____

Are taxes and insurance escrowed: _____

Name of Insurance Company: _____

Name of Insured: _____

The amount for which the Property is insured: _____

Current Mortgage Lien Holder 2nd Lien (IF APPLICABLE):

Name: _____

Address: _____

Phone: _____

Original Amount of Loan: _____

Date of Original Loan: _____

Payoff Amount (**PLEASE FORWARD A COPY OF THE LATEST STATEMENT**)

As of (date): _____

Percentage Rate: _____

Monthly Payment: _____

Account Number: _____

NOTE: ONCE CLOSING DOCUMENTS ARE DRAFTED, ALL ATTORNEY'S/DOC PREPARATION FEES WILL BE INVOICED AND DUE - REGARDLESS OF FINAL CLOSING OF THE TRANSACTION.

I, SELLER, HAVE REVIEWED THE ABOVE AND AGREE TO ALL TERMS.

SELLER

SELLER

WARNING

Loan Servicing Company:

BOTH PARTIES ARE ADVISED TO USE A LOAN SERVICING COMPANY IN THE SAME MANNER AS CONVENTIONAL MORTGAGES AND ARE ADVISED IF THEY DO NOT CHOOSE TO USE A LOAN SERVICING COMPANY, THEY ARE PLACING THEMSELVES AT GREAT RISK . A LOAN SERVICING COMPANY WILL DO ALL THE FUNCTIONS PROVIDED FOR CONVENTIONAL MORTGAGES: ISSUE LATE NOTICES, ISSUE ACCELERATION NOTICES, ESCROW FUNDS FOR TAXES AND INSURANCE, ISSUE PAYMENTS FOR PROPERTY TAX AND INSURANCE, RECEIVE PAYMENTS FROM THE BUYER, ISSUE PAYMENTS TO THE EXISTING LENDER, SEND DEFAULT NOTICES, ETC.

Suggested Loan Servicing Company:

Robert E Young III
The Texas Note Company, LLC
3571 Far West Blvd. #213
Austin, TX 78731
MB 512.970.7857
PH 512.464.1214
PH 888.304.7779
FX 512.464.1214
robert@TexasNoteCo.com
www.texasnoteco.com

Refinance of Mortgage Wrap:

The natural end and goal of a mortgage wrap is the refinance of the underlying lien. The buyer will need to payoff the underlying lien before or at the maturity date for the mortgage wrap promissory note/loan.

It is suggested the buyer immediately meet with a mortgage lender to work towards qualifying for a loan. You can phone my office for referrals to lenders who are familiar with mortgage wrap refinances.

If the buyer has credit problems, it is suggested they visit with the following credit expert to gain assistance in correcting the credit issues preventing them from qualifying for a loan:

Eddie Johansson:
National/Dallas: Eddie Johansson
2245 Keller Way, Suite 320
Carrollton, Texas 75006
(214) 295-4459
FAX:(214) 722-2136
<http://www.creditsecuritygroup.com/pages/index.html>
E-mail: eddie@creditsecuritygroup.com

Mortgage Wrap Insurance Agent:

Ben Archer
(512) 263-5565
Ben.archer.poco@statefarm.com

Mike Monzingo - Texas Independent Insurance
1420 W. Exchange Pkwy Ste 130
Allen, TX 75013
972-612-2393
Mike@knowyouragent.com

**PLEASE REVIEW HOW TO HANDLE INSURANCE
IN THE WRAP FAQ DOCUMENT**

LAW OFFICES OF T. ALAN CESHKER

TELEPHONE (512) 961-7848

A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
13413 GALLERIA CIRCLE SUITE 120
AUSTIN, TEXAS 78738

FACSIMILE (512) 961-7849

Date: _____

Authorization to Release Information

To Whom it May Concern:

Dear Sir/Madam:

Please note that I have retained the services of The Law Offices of T. Alan Ceshker.

I, the undersigned, request and authorize _____ (the lender) and/or all of its agents and representatives to immediately discuss all aspects of the below referenced loan with the Law Offices of T. Alan Ceshker or any of its agents or representatives:

Loan number: _____

Borrower: _____

Borrower: _____

Address: _____

I hereby give my permission, and this is your authority, to permit my attorney's office named above to examine, make or be provided with copies of all documents that relate to my mortgage, including but not limited to my promissory note, deed of trust, mortgage payment history, escrow statements, forbearance agreements and any other workout plans, real estate contracts, loan applications, financing disclosures, settlement documents, loan file, legal records, and insurance and financial records. You are also hereby authorized to discuss all aspects of my mortgage loan with my attorney's office.

A photostatic copy facsimile of this Authorization shall be considered as effective and valid as the original. This Authorization is valid until withdrawn in writing.

I do hereby indemnify and forever hold harmless the lender/mortgage servicer, from all actions and causes of actions, suits, claims and attorney fees, or damages against the lender/mortgage servicer which I and/or my heirs may have resulting from the lender/mortgage servicer discussing my loan account and/or providing any information concerning my loan account to the above named requestor or person identifying themselves to be that requestor.

AGREED TO AND APPROVED:

Printed Name

Signature

Printed Name

Signature