



Brady & Kosofsky, PA

Attorneys & Counselors at Law
3065B Senna Drive
Matthews, North Carolina 28105
(704) 815-8150p (704) 849 8009f
AttorneyTeam1@bandklaw.com

Date

RE: Refinance Closing
Address:

Borrower:

Should your refinance transaction proceed to closing, the law firm of Brady & Kosofsky, PA has been retained by your Lender to represent them in the preparation and closing of the refinance of your property, including the performance of a title search and rendering an attorney opinion that title to the property is acceptable to your lender for the purposes of refinancing your primary loan. Brady & Kosofsky, PA., will be performing a title search to the requirements set by your lender for this specific purpose and may or may not be tacking to a prior owner's policy or performing a full search. Should the title search involve tacking on to a prior owner's policy, such policy may be relied upon as to matters of title, but not as to an examination of the public records. Brady & Kosofsky is limiting its representation of the Borrower to the facilitation of the closing for your lender, and this engagement will be limited to answering questions as to the loan documentation and drafting necessary documents for the transaction. We will not pursue cancellation of the deed(s) of trust paid off by this transaction, or clear any other defects on title unless we are further retained by you at a later time, under the terms of a separate engagement.

In North Carolina, it is common for the Closing Attorney to represent both the Borrower and the Lender in a refinance transaction. In the typical transaction, the closing attorney represents the Lender to ensure compliance with the closing instructions and any particular requirements. The Closing Attorney typically represents the borrower to make sure they understand the meaning and effect of all documents to be presented and signed by them during the course of the representation.

Unless you inform us otherwise, we will represent you in the capacity of answering questions as to the terms of the closing documents, and we will represent the lender to make sure they are getting insurable title and that all of their loan conditions and instructions are satisfied. In the event that a conflict of interest should arise, we will be barred from representing either party.

Should you choose your own attorney, you will be responsible for all additional costs, if any, associated with the selection of that attorney.

If you desire to retain your own counsel other than Brady & Kosofsky, or should you have questions regarding this disclosure, please contact our Attorney Team at 704-815-8150 or send an email to AttorneyTeam1@bandklaw.com. Otherwise, no further action on your part is necessary.

Should your loan proceed to closing, Brady & Kosofsky will ask that you sign an acknowledgment at your closing indicating that you received this disclosure prior to your closing transaction.

Sincerely yours,

Brady & Kosofsky, PA
Attorneys at Law