



9425 Sunset Drive, Suite 124, Miami, Florida 33173
Main 305-271-0100 fax 305-726-0096 info@theclosingcompany.net



ATTENTION BUYERS!

BE AWARE OF WIRE FRAUD

PLEASE READ THIS CAREFULLY

OUR POLICY REGARDING WIRE INSTRUCTIONS

Do not wire funds for your closing without first verifying the wire instructions with your Escrow Officer at our title company. Please confirm ALL wire instructions you receive by calling us at 305-271-0100 prior to sending funds. If you receive an email/fax/text from us containing wire instructions, call the Escrow Officer or Attorney at our company at 305-271-0100 to verify the information prior to sending funds. Failure to do so can result in loss of your funds. Wire instructions will be sent via a secure user portal.

I understand and agree to the above policy and hold The Closing Company, Inc. and its employees and officers harmless from any damages as result of wire fraud.

Buyer(s)

Date



9425 Sunset Drive, Suite 124, Miami, Florida 33173 phone 305-271-0100 x701 info@theclosingcompany.net

**IF YOU WILL NOT BE PRESENT FOR YOUR CLOSING, YOU MUST ADVISE US
IMMEDIATELY TO AVOID CLOSING DELAYS**

PLEASE FAX THIS COMPLETED FORM TO 305-726-0096 or closings@theclosingcompany.net

Buyer Questionnaire

Property Address: _____

Full legal name of buyer(s) as they should appear on the NEW deed to the property:

Buyer # 1 _____ Marital status: ☐ single ☐ married SS# _____ DOB _____

Buyer #2 _____ Marital status: ☐ single ☐ married SS# _____ DOB _____

If Buyer #1 and Buyer #2 are married, are they *married to each other*? ☐ yes ☐ no

If buyers are NOT husband and wife, choose one for the following: ☐ tenants in common ☐ joint tenants with "rights of survivorship"

Buyer mailing address for deed, title insurance policy and all post-closing documents for:

Address _____ City: _____ State: _____ Zip: _____

Phone _____ Email: _____

PLEASE ATTACH A COPY OF BUYER(S) DRIVER LICENSE OR PASSPORT(S) TO THIS FORM

1. Will this be your homestead /primary residence? ☐ yes ☐ no • Will you reside on the property? ☐ yes ☐ no
2. Will this be an investment property/2nd home ? ☐ yes ☐ no • Did you complete your property inspection? ☐ yes ☐ no
3. Are you aware of any tenants occupying the property? ☐ yes ☐ no • Are any of the buyers foreign nationals ? ☐ yes ☐ no
4. If your transaction is CASH and the property *is not a condo*, do you request a survey? ☐ yes ☐ no (not applicable for condos)

If you do not request a survey, you will be required to sign a survey waiver/ indemnification for boundary/access defects.

5. Will all buyers be physically present at our office for the closing? ☐ yes ☐ no If no, where will they be: _____

6. Will the buyers be outside the U.S.A. at the time of the closing? ☐ yes ☐ no If yes, where will they be: _____

If yes, will they have access to USA embassy/consulate in the foreign country? ☐ yes ☐ no

Condo Buyer Alert: If you are buying a CONDO, you must obtain a "Condo Approval" prior to closing or your closing will be delayed. Check with the Condo Association for more details.

Power of Attorney Alert: If you intend to use a Power of Attorney ("POA") to close, our company must approve this document 10 business days prior to closing and your lender must approve the document in advance. Please note most lenders do not permit a POA for loan closings. Please advise us immediately if you intend to use a POA.

Your insurance company for this property: Name _____ phone# _____

Buyer's Realtor (Selling agent): ☐ n/a there are no realtors involved

Agent name _____ Brokerage name _____

phone _____ email _____

Your lender/bank: ☐ n/a due to all cash transaction

Bank name: _____ contact person: _____

Phone: _____ email: _____

Cancellation Policy: Buyer and Seller acknowledge that Closing Agent may incur certain 3rd party costs while processing this transaction which must be paid prior to Closing. Closing Agent is authorized and instructed to release funds for payment of such costs from funds deposited into Escrow by Buyer if the file cancels for any reason. Such funds are non-refundable, and Closing Agent is released from any liability for payment of any such funds pre-released through the Escrow. Closing Agent is authorized to charge the appropriate party for costs incurred, or credit the appropriate party for credits, as applicable at Closing or upon termination of this Agreement. With the exception of a loan denial or force majeure, if the buyer or seller cancels this transaction or switches title companies without cause, the client agrees to pay The Closing Company, Inc. liquidated damages of \$2,000.00. The payment is due within 3 business days of the demand letter.

Buyer signature _____ date _____