LUEDER, LARKIN & HUNTER, LLC
ATTORNEYS AT LAW

www.luederlaw.com

PRE-CLOSING INFORMATION - Seller

Seller Name(s): _____ & _____

Phone Number: _____ [ ] Home [ ] Work [ ] Cell

Property Address: _____

_____

_____

If multiple Sellers, are the Sellers married? [ ] Yes [ ] No

Seller Forwarding Address:

_____

_____

Mortgage Payoffs:

Privacy laws require signed authorizations in order for written payoffs to be provided to our Firm. Please complete, sign and email to us the attached Authorization to Release Payoff Information forms along with this information sheet.

*Please let us know if there are more than two mortgages to be paid off at closing.

Property Information:

Is there a Mandatory Homeowners or Condominium Association? [ ] Yes [ ] No
If Yes, please provide the contact information below:

Association Name: _____

Contact Person: _____

Phone: _____ Email: _____

Is there a mobile home being sold with this property? [ ] Yes [ ] No

Please list all Tax Parcel ID Numbers for this property: _____

Is there a current Tax Appeal pending on this property? [ ] Yes [ ] No

If Yes, please list the tax years under appeal: _____

Are there any other liens on the property? [ ] Yes [ ] No
If Yes, please list: _____
_____

Additional Information:

Will all Sellers attend the closing? [ ] Yes [ ] No

Is a Power of Attorney (POA) needed? [ ] Yes [ ] No

- Please note that all POAs must be reviewed and approved by our firm in advance of closing. Original POAs must be brought to closing.

Are Sellers using proceeds from this closing for another immediate closing? [ ] Yes [ ] No

Is the property involved in probate? [ ] Yes [ ] No

Is there a pending or finalized divorce? [ ] Yes [ ] No

Seller:

Absent an engagement letter signed by Lueder, Larkin & Hunter, LLC, our firm does not represent the Seller. A Seller may choose to obtain independent representation and advice from his or her own lawyer and advisors on any potential legal, tax, credit or other consequences of their purchase.

FOR A SMOOTH CLOSING:

- Funds: All funds must be wired. Failure to wire funds will cause a delay in closing. Funds must not be sent through ACH or Electronic Funds Transfer. Our wiring instructions are attached.
- Identification: All Sellers must bring a valid, government-issued photo ID to closing.

If you have any questions regarding this form, please feel free to contact our office.