

TITLE COMMITMENT

CUSTOMER GUIDE



METRO NATIONAL TITLE

The many years of experience of our associates make it obvious why we have the confidence to successfully complete even the most challenging of tasks. When it comes to title insurance, we really know our business. That's why we are now one of the top title companies in our market area.



SELLER TO-DO CHECK LIST



SELLER NAME

Done?	To-Do Task	Seller	Title Co	Selling Agent
	Listing Agreement Shared			
	Seller Contact Information Shared			
	REPC Shared			
	Addendum 1 Shared			
	Addendum 2 Shared			
	Addendum 3 Shared			
	Addendum 4 Shared			
	Addendum 5 Shared			
	Addendum 6 Shared			
	Addendum ____ Shared			
	Fully Executed SPCD			
	Title Co Information Shared			
	Commission Information Shared			
	Split Info. / PR Shared			
	PR Shared			
	Closing Appt. Information Shared			

PROPERTY ADDRESS:

CURRENT ADDRESS:

REPC DEADLINES

SPCD: _____

BUYER DUE DILIGENCE: _____

FINANCING & APPRAISAL: _____

SETTLEMENT: _____

POSSESSION: _____

Date:	
Time:	
Appt. Confirmed:	Seller: _____ Selling Agent: _____
Report Due Date:	
Report Rcvd Date:	

HOME INSPECTION

Date:	
Time:	
Appt. Confirmed:	Seller: _____ Selling Agent: _____
Report Due Date:	
Report Rcvd Date:	

APPRAISAL

Date:	
Time:	
Appt. Confirmed:	Seller: _____ Selling Agent: _____

FINAL INSPECTION

Date:	
Time:	
Appt. Details Confirmed:	Seller: _____ Title Co: _____ Selling Agent: _____

SETTLEMENT



BUYER TO-DO CHECK LIST



Done?	To-Do Task	Buyer	Broker	Title Co	Listing Agent
	Signed Buyer / Broker Agreement				
	Signed REPC				
	Addendum 1				
	Addendum 2				
	Addendum 3				
	Addendum 4				
	Addendum 5				
	Addendum 6				
	Addendum 7				
	Addendum _____				
	Buyer Contact Information Shared				
	Title Co Information Shared				
	Lender Information Shared				
	Seller Property Condition Disclosures				
	Earnest Money Receipt Shared				
	Home Warranty Info Shared				
	MLS and/or Commission Inst. Shared				
	Closing Appointment Info. Shared				

BUYER NAME

PROPERTY ADDRESS:

CURRENT ADDRESS:

REPC DEADLINES
SPCD: _____

BUYER DUE DILIGENCE: _____

FINANCING & APPRAISAL: _____

SETTLEMENT: _____

POSSESSION: _____

Date:		
Time:		
Appt. Confirmed:	Buyer:	Listing Agent:
Report Due Date:		
Report Rcvd Date:		

HOME INSPECTION

Date:		
Time:		
Appt. Confirmed:	Buyer:	Listing Agent:
Report Due Date:		
Report Rcvd Date:		

APPRAISAL

Date:		
Time:		
Appt. Confirmed:	Buyer:	Listing Agent:

FINAL INSPECTION

Date:		
Time:		
Appt. Details Confirmed:	Buyer:	Title Co:
	Lender:	

SETTLEMENT

OUR COMMITMENT TO ISSUE THE POLICY

COMMITMENT FOR TITLE INSURANCE
ISSUED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.


THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 Days after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

 <p>By: <u>Rodney W. [Signature]</u> Authorized Signatory</p>	<p>COMMONWEALTH LAND TITLE INSURANCE COMPANY</p> <p>By: <u>[Signature]</u> President</p> <p>ATTEST <u>[Signature]</u> Secretary</p>
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SCHEDULE A: "ACTUAL FACTS"

The "Who, What, Where and How Much" Of The Transaction

Transaction Identification Data for reference only:
 Issuing Agent: **Metro National Title**
 Issuing Office: **345 East Broadway, Salt Lake City, UT 84111**
 Loan ID Number:
 Commitment Number:
 Issuing Office File Number: **12345**
 Property Address: **1000 Success Street, Ogden, UT 84403**
 Revision Number:

The last date through which county records were updated

SCHEDULE A

1. Commitment Date: **November 26, 2019 at 7:45 AM**

2. Policy to be issued:

What Type of Policy

(a) 2006 ALTA Owner's Policy
 Proposed Insured: **Mickey Mouse**
 Proposed Policy Amount: **\$360,000**
 Owner's Policy: **\$2,070.00**

How much will the policy insure

(b) 2006 ALTA Loan Policy (Extended)
 Proposed Insured: **Matterhorn Bank**
 Proposed Policy Amount: **\$249,000**
 Lender's Policy: **\$835.00**
 Endorsements: **ALTA 22-06, ALTA 8.1-06, CLTA 100**
 Endorsement Premium(s): **\$55.00**

Premium: What is the cost of the policy

Who is Insured

(c) 2006 ALTA Leasehold Policy
 Proposed Insured: **ALTA 22-06, ALTA 8.1-06, CLTA 100**

3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Donald Duck Trustee of the Donald Duck Living Trust Dated this January 5, 2015

Owner of Record

1. The land referred to in this Commitment is in the State of Utah, County of Weber County and is described as follows:

Lot 12, Block 7, SHERIFF NOTTINGHAM SUBDIVISION, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Legal description for property; additional descriptions may include physical address or tax ID/serial number

REQUIREMENTS TO BE MET BEFORE WE ENSURE

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **Record Deed of Reconveyance(s) clearing the Trust Deed(s) shown on Schedule B, Part 2.**
6. **Warranty Deed from the vestee to the proposed insured.**
7. **Trust Deed to secure your loan.**
8. **In the event this Company is requested to insure a transaction involving the subject property, this Company and/or its Underwriter reserves the right to add exceptions and/or requirements upon receipt of information defining said transaction.**

THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY:

THE FOLLOWING CONVEYANCES AFFECTING SAID LAND WERE RECORDED WITHIN TWENTY-FOUR (24) MONTHS OF THE DATE OF THIS REPORT

None

9. **The Company reserves the right to add additional requirements and/or exceptions to Schedule "B" upon further disclosure of the type of policy to be issued and the parties to be insured.**

NOTE: The following names have been checked for Judgments, Federal Tax Liens and Bankruptcies and none appear of record that attach to the herein described property, except as shown herein.

Donald Duck Trustee of the Donald Duck Living Trust Dated this January 5th 2015

Escrow Officer: Cortney Dearden at (801) 827-0700

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a Public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, that are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

The printed Exceptions 1 through 7 will be deleted for the ALTA Extended Loan Policy

**Taxes must be paid annually.
*Make sure there are no delinquencies.**

8. Taxes for the year 2019 have been paid in the amount of \$2,093.00. (Tax ID No. [12-345-6789](#))

9. The land described herein is located within the boundaries of the Weber Basin Water Conservancy District, Weber Area Dispatch 911 and Emergency Services District, Weber Fire District, Roy Water Conservancy District and the North Davis Sewer District, and is subject to any assessments levied thereby.

**Payments due for sewer, water & garbage.
*Other assessments can include special assessments for lighting, roofing, or general improvements benefiting the community.**

10. Easement(s), Setbacks, notes and restrictions, as shown on the subdivision plat:

Access/ Right of Way/ Easements: If the property lack access it will be noted.

Make sure there are no structures, gates, fences, etc. that would demonstrate that someone is trying to inhibit access points.

Recorded: June 3, 1999
Entry No.: [12345](#)
Book / Page: 111/555

11. A Deed of Trust, and the terms and conditions thereof:

Stated Amount: \$218,500.00
Trustor: Donald Duck
Trustee: Happy Valley Title
Beneficiary: Matterhorn Bank
Dated: September 04, 2014
Recorded: September 09, 2014
Entry No.: [98765](#)
Book/Page: 222/444

Lenders recorded collateral interest in property.

Other Possible Exceptions:

Survey: Any matters disclosed by a survey that are not record matters.

Tip: If the words "overlap" or "gap" appear, this identifies a potential claim to the property by way of incorrect legal descriptions.

CCR's: Documents empowering the HOA (or other home owners if a formal HOA is not established) to control certain aspects of the homes within the HOA.)

Tip: Use the CCR Table of Contents to identify the use and restrictions section. Explain to the client that they must review the restrictions prior to the disclosure deadline.

Outstanding Interests: Ex. Divorce with one person retaining an equity interest.
Liens, Judgments, or Bankruptcy.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) “Knowledge” or “Known”: Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) “Land”: The land described in Schedule A and affixed improvements that by law constitute real property. The term “Land” does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) “Mortgage”: A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) “Proposed Policy Amount”: Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) “Public Records”: Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) “Title”: The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company’s written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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FIDELITY NATIONAL PRIVATE POLICY

Fidelity National Title Insurance Company

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
 - From your transactions with, or from the services being performed by, us, our affiliates, or others;
 - From our internet web sites;
 - From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others;
- and
- From consumers or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for the products or services that we believe you may find of interest.

In addition we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability To Correct Errors Or Request Changes Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request corrections, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Chicago Title Insurance Company
601 Riverside Avenue, 12th Floor
Jacksonville, FL 32204

Multiple Products or Service

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

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PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending on which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, but telephone or any other means;
- Information about your transaction with us, our affiliated companies, or other; and
- Information we receive a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purposes, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard you nonpublic personal information.

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Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 1/6/2020
 Closing Date
 Disbursement Date
 Settlement Agent
 File # CORTNEY
 Property 1000 Success Street
 Ogden, UT 84403
 Sale Price \$360,000

Transaction Information

Borrower Mickey Mouse
 Seller Donald Duck
 Lender

Loan Information

Loan Term Years
 Purpose Purchase
 Product
 Loan Type Conventional FHA
 VA Unknown
 Loan ID #
 MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$249,000	NO
Interest Rate		NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>		NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment		NO

Projected Payments	
Payment Calculation	
Principal & Interest Mortgage Insurance Estimated Escrow <i>Amount can increase over time</i>	
Estimated Total Monthly Payment	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	This estimate includes In escrow? <input type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
	\$0.00 a month

Costs at Closing	
Closing Costs	\$10,375.91 Includes \$7,669.00 in Loan Costs + \$2,706.91 in Other Costs - \$0.00 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$116,333.93 Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$5,530.00				
01 0.950% of Loan Amount (Points)					
02 Our origination charge \$3,735.00	\$3,735.00				
03 Processing Fee to	\$500.00				
04 Underwriting Fee to	\$1,295.00				
B. Services Borrower Did Not Shop For	\$839.00				
01 Appraisal Fee to	\$700.00				
02 Credit Report to	\$44.00				
03 Flood Certification to	\$16.00				
04 Tax service to	\$79.00				
C. Services Borrower Did Shop For	\$1,300.00				
01 Home Warranty to Frontierland Warranty			\$500.00		
02 Title - CPL to Metro National Title	\$25.00				
03 Title - Endorsements to Metro National Title	\$55.00				
04 Title - Lender's Title Insurance to Metro National Title	\$835.00				
05 Title - Owner Title Insurance Binder to Metro National Title			\$2,070.00		
06 Title - Settlement or closing fee to Metro National Title	\$385.00				
07 Title - Settlement or closing fee to Metro National Title			\$425.00		
D. TOTAL LOAN COSTS (Borrower-Paid)	\$7,669.00				
Loan Costs Subtotals (A + B + C)	\$7,669.00	\$0.00			
Other Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees	\$80.00				
01 Recording Fees Deed: \$40.00 Mortgage: \$40.00	\$80.00				
02 City Deed Tax/Stamps to					
03 City Mortgage Tax/Stamps to					
04 County Deed Tax/Stamps to					
05 County Mortgage Tax/Stamps to					
06 State Deed Tax/Stamps to					
07 State Mortgage Tax/Stamps to					
F. Prepays	\$739.25				
01 Homeowner's Insurance Premium (12 mo.) to	\$562.00				
02 Mortgage Insurance Premium (12 mo.)					
03 Prepaid Interest (35.450 per day from 10/21/2019 to 11/1/2019)	\$177.25				
04 Property Taxes (12 mo.) to					
G. Initial Escrow Payment at Closing	\$1,587.66				
01 Homeowner's Insurance \$177.00 per month for 6 mo.	\$1,062.00				
02 Mortgage Insurance per month for 12 mo.					
03 Property Taxes \$175.22 per month for 3 mo.	\$525.66				
04 Aggregate Adjustment					
H. Other	\$300.00				
01 to Disneyworld Realty	\$300.00				
02 Real Estate Commission to California Adventure Real Estate			\$10,800.00		
03 Real Estate Commission to Disneyworld Realty			\$10,800.00		
I. TOTAL OTHER COSTS (Borrower-Paid)	\$2,706.91				
Other Costs Subtotals (E + F + G + H)	\$2,706.91	\$0.00			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$10,375.91				
Closing Costs Subtotals (D + I)	\$10,375.91	\$0.00	\$24,595.00	\$0.00	\$0.00
Lender Credits					

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$0	\$10,375.91	NO
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$0	\$111,000.00	NO
Deposit	\$0	-\$1,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$5,000.00	NO
Adjustments and Other Credits	\$0	\$958.02	NO
Cash to Close	\$0	\$116,333.93	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$371,333.93
01 Sale Price of Property	\$360,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$10,375.91
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to 1/1/2020	
09 County Taxes 1/1/2020 to 4/17/2020 @ \$3,268.00/Year	\$958.02
10 Assessments to 1/1/2020	
11	
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$255,000.00
01 Deposit	\$1,000.00
02 Loan Amount	\$249,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Seller Paid Closing Costs	\$5,000.00
05	
Other Credits	
06	
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 1/1/2019 to 8/23/2019	
13 County Taxes 1/1/2019 to 10/30/2019	
14 Assessments 1/1/2019 to	
15 Assessments 1/1/2019 to	
16 Assessments 1/1/2019 to	
17 See Addendum	
CALCULATION	
Total Due from Borrower at Closing (K)	\$371,333.93
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$255,000.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$116,333.93

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$360,958.02
01 Sale Price of Property	\$360,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to 1/1/2020	
10 County Taxes 1/1/2020 to 4/17/2020 @ \$3,268.00/Year	\$958.02
11 Assessments to 1/1/2020	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$198,188.22
01 Excess Deposit	\$1,000.00
02 Closing Costs Paid at Closing (J)	\$24,595.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$167,593.22
05 Payoff of Second Mortgage Loan	
06 Seller Paid Closing Costs	\$5,000.00
07	
08	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 1/1/2019 to 8/23/2019	
15 County Taxes 1/1/2019 to 10/30/2019	
16 Assessments 1/1/2019 to	
17 Assessments 1/1/2019 to	
18 Assessments 1/1/2019 to	
19 See Addendum	
CALCULATION	
Total Due to Seller at Closing (M)	\$360,958.02
Total Due from Seller at Closing (N)	-\$198,188.22
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$162,769.80

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than _____ days late, your lender will charge a late fee of _____

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

Security Interest

You are granting a security interest in

1000 Success Street, Ogden, UT 84403

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow

Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: <i>Property Taxes</i> <i>Homeowner's Insurance</i> You may have other property costs.
Initial Escrow Payment	\$1,587.66	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$352.22	The amount included in your total monthly payment.

- will not have an escrow account because
 - you declined it
 - your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$0.00
Finance Charge. The dollar amount the loan will cost you.	\$0.00
Amount Financed. The loan amount available after paying your upfront finance charge.	\$0.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	0%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	0%



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker(B)	Real Estate Broker(S)	Settlement Agent
Name					
Address					
NMLS ID					
UT License ID					
Contact					
Contact NMLS ID					
Contact UT License ID					
Email					
Phone					

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

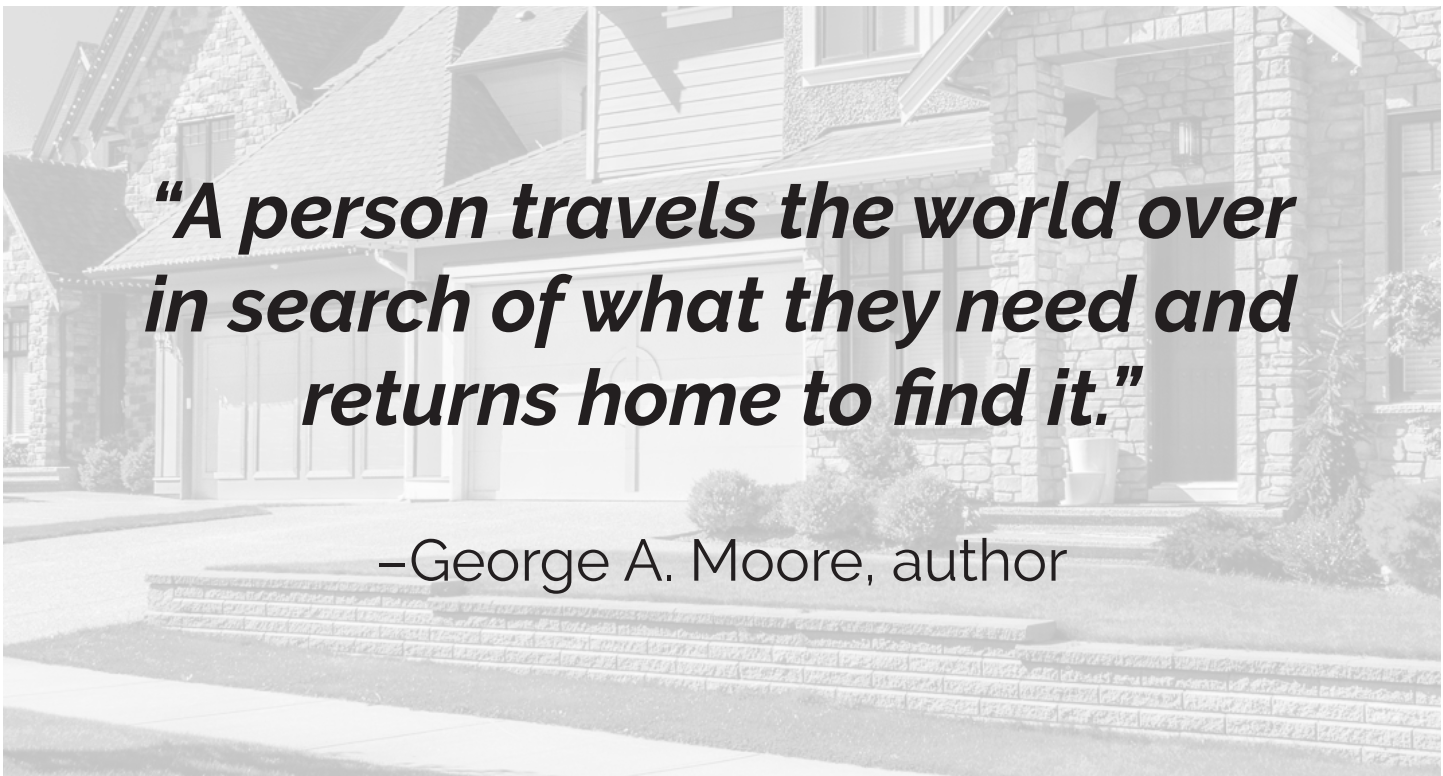
MICKEY MOUSE

Date

Supplemental Page

LUnpaid	Amount
Line 17	
Assessments 1/1/2019 to	
Assessments 1/1/2019 to	
Assessments 1/1/2019 to	
Total:	\$0.00

NUnpaid	Amount
Line 19	
Assessments 1/1/2019 to	
Assessments 1/1/2019 to	
Assessments 1/1/2019 to	
Total:	\$0.00



File No./Escrow No.: CORTNEY
Officer/Escrow Officer:

Metro National Title
345 East Broadway
Salt Lake City, Utah 84111
Phone: 801-363-6633
Fax: 801-363-6651
www.MetroTitle.com



Property Address: 1000 SUCCESS STREET
OGDEN, UT 84403 (WEBER) Settlement Date:
Disbursement Date:
Borrower: MICKEY MOUSE
Seller: DONALD DUCK

Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$360,000.00	Sale Price of Property		\$360,000.00	
			Deposit			\$1,000.00
	\$5,000.00		Seller Paid Closing Costs			\$5,000.00
	\$1,000.00		Excess deposit			
			Prorations			
		\$958.02	County Taxes 1/1/2020 to 4/17/2020 @ \$3,268.00/Year		\$958.02	
			Payoffs			
	\$167,593.22		Payoff of First Mortgage Loan			
			Commissions			
	\$10,800.00		Real Estate Commission to California Adventure Real Estate			
	\$10,800.00		Real Estate Commission to Disneyworld Realty to Disneyworld Realty		\$300.00	
			New Loans			
			Loan Amount			\$249,000.00
			Our origination charge \$3,735.00		\$3,735.00	
			Appraisal Fee to		\$700.00	
			Credit Report to		\$44.00	
			Processing Fee to		\$500.00	
			Underwriting Fee to		\$1,295.00	
			Tax service to		\$79.00	
			Flood Certification to		\$16.00	
			Prepaid Interest (35.450 per day from 10/21/2019 to 11/1/2019)		\$177.25	
			Homeowner's Insurance Premium (12 mo.) to		\$562.00	
			Homeowner's Insurance \$177.00 per month for 6 mo.		\$1,062.00	
			Property Taxes \$175.22 per month for 3 mo.		\$525.66	
			Title Charges			
			Title - Lender's Title Insurance to Metro National Title		\$835.00	
			Title - Settlement or closing fee to Metro National Title		\$385.00	
	\$2,070.00		Title - Owner Title Insurance Binder to Metro National Title			
			Title - Endorsements to Metro National Title		\$55.00	
			Title - CPL to Metro National Title		\$25.00	
	\$425.00		Title - Settlement or closing fee to Metro National Title			
			Government Recording and Transfer Charges			
			Recording fees: Deed \$40.00		\$40.00	
			Mortgage \$40.00		\$40.00	
			Additional Settlement Charges			
	\$500.00		Home Warranty to Frontierland Warranty			
Seller			Subtotals	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
\$0.00	\$198,188.22	\$360,958.02		\$0.00	\$371,333.93	\$255,000.00
						\$116,333.93
	\$162,769.80					
\$0.00	\$360,958.02	\$360,958.02	Totals	\$0.00	\$371,333.93	\$371,333.93



6340 S 3000 E #320
Cottonwood Heights, UT 84121

✉ **Barbara Larsen - Sales Manager:**
801-793-3643

✉ **Lucas Newman - Escrow & Title:**
435-252-5503 | Mobile: 801-599-8505

☎ **Office:** 801-236-3883

LOCATIONS

OREM | SANDY | TOOELE | PARK CITY | MIDVALE
BROADWAY CENTER | FARMINGTON | LAYTON | SOUTH OGDEN



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