

# Buyer: CanZell Realty Disclosures

I/We, the undersigned, do hereby acknowledge that agent \_\_\_\_\_ of CanZell Realty in his/her capacity as agent has disclosed to me the following information:

## **A** HOMEBUYERS INSPECTION

As a buyer, I have a right to request any inspection(s) I deem necessary with respect to any property upon which I submit an offer. Further, I understand that I may make an offer contingent upon receiving the results of the inspection(s) using a Property Inspection Contingency Addendum.

## **B** TITLE INSURANCE

I understand that title insurance may be required as a condition of settlement on any transaction. Leading institutions require a lender's title insurance policy for the amount of the loan to protect the lender against losses or claims in the event the title is defective. In addition, a buyer has the opportunity to purchase owner's title insurance to protect the buyer's interest in the property against the same potential claims or losses. A buyer has the right to choose the title insurance provider. Should the buyer elect to use the services of CR Title Team, it is acknowledged that CanZell Realty has an ownership interest in this company. The cost for title insurance through CR Title Team ranges from \$2.70 to \$4.68 per \$1,000.00 of coverage, depending upon type of policy and amount of coverage, subject to a \$200.00 minimum premium. The title examination and binder usually cost \$180.00.

This is to give you notice that CanZell Realty has a business relationship with C.R. Title Team, LLC., wherein it owns 50% of the company. Because of this relationship, this referral may provide CanZell Realty a financial or other benefit.

[A.] Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Title Examination Fee: \$100.00-\$150.00

Title Commitment or Binder: \$100.00

Update & Recordation: \$75.00

Insured Closing Letter Fee: \$20.00

## **ACKNOWLEDGEMENT**

I/we have read this disclosure form, and understand that referring party is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral. We may also be referred to Cavalier Title or United Title as CR also has a 50% ownership in those companies as well. \_\_\_\_\_

**Client**

**Date**

**Client**

**Date**

**Initials:** \_\_\_\_\_/\_\_\_\_\_

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## **C** POSTAL CHARGES

Should it be required to ship documents via FedEx, Express Mail, UPS and/or Overnight shipping (not limited to), client will be responsible for all shipping charges.

## **D** RELATIONSHIPS WITH REAL ESTATE PROVIDERS

A buyer or seller has the right to use whichever Real Estate provider they chose. This can include but is not limited to: home inspectors, termite companies, insurance agencies, contractors and lenders. It is acknowledged that we have a marketing agreement with several contractors that provide real estate services. CR has a 50% ownership Interest In Process Mortgage, a vendor with Canzell Realty.

For a full list of our Preferred Vendors, please visit our website at [www.canzell.com/vendors](http://www.canzell.com/vendors)

CRRE partners with specific vendors that will help you with your home buying process and beyond. The vendors will contact you to give you special offers and discounts. Please check the box, if you DO NOT wish to receive these discounts.

## **I/WE HAVE READ AND UNDERSTAND THIS NOTICE**

This form shall become an integral part of the contract for \_\_\_\_\_  
\_\_\_\_\_(Property Address), Dated \_\_\_\_\_

It is understood by the clients/customers of CanZell Realty that a transaction fee of \$395.00 \_\_\_\_\_  
(Client's initial) will be charged and collected at settlement and placed on the settlement of the said property.

No Processing fee will be due if the property does not close.

_____	_____	_____	_____
<b>Seller Signature</b>	<b>Date</b>	<b>Seller Signature</b>	<b>Date</b>
_____	_____	_____	_____
<b>Seller Print</b>	<b>Date</b>	<b>Seller Print</b>	<b>Date</b>

_____	_____
<b>Agent Signature</b>	<b>Date</b>
_____	_____
<b>Agent Print Name</b>	<b>Date</b>

Initials: \_\_\_\_\_/\_\_\_\_\_