

Seller(s) Intake Form



Please Fax information Back to **919-850-9586** or e-mail to closings@vyasrealtylaw.com

Buyer's Last Name: _____ Estimated Closing Date/Time: _____

We would appreciate your assisting us in gathering the seller's information as follows and faxing back to our office ASAP. Once requested, dues information, as well as some payoff statements for mortgages, can take as long as 10 days to receive.

Property Address: _____

SELLER'S FULL NAME: _____
Married ___ / Single ___ / Divorced ___ / Separated ___ / Widowed ___
Social Security Number: _____ - _____ - _____ Phone: _____ Email: _____
If you are married your spouse must sign, even if not on the current deed.

SELLER'S FULL NAME: _____
Married ___ / Single ___ / Divorced ___ / Separated ___ / Widowed ___
Social Security Number: _____ - _____ - _____ Phone: _____ Email: _____

Seller's Forwarding Address: _____

MUST INCLUDE ALL MORTGAGES, EQUITY LINES, TAX SMART LOANS, ETC. (EVEN IF THERE IS A ZERO BALANCE)

1st Mortgage: _____ Phone: _____ Loan Number: _____

The last payment I intend to make on this account will be made on this date: _____

2nd Mortgage: _____ Phone: _____ Loan Number: _____

The last payment I intend to make on this account will be made on this date: _____

Equity Line: _____ Phone: _____ Loan Number: _____

The last payment I intend to make on this account will be made on this date: _____

NOTE: NO DRAWS/ADVANCES should be taken after giving us the payoff information. An additional fee will be charged if a payoff is made for an incorrect amount due to a "draw".

Homeowner's Association: _____ Phone: _____

By signing below, I grant permission for Vyas Realty Law to: obtain a copy of my prior title insurance policy, share information pertaining to this closing with my realtor, order HOA dues, order Mortgage Payoffs and to freeze and close equity lines of credit.

Homeowner #1 _____

Homeowner #2 _____

Will the Sellers attend closing? Y / N Are we to prepare deed? Y / N
If husband and/or wife will not be attending, please contact our office immediately!!! Both parties must sign deed.
If sellers are to sign early, they must call and make arrangements to come in early!!!

Total commission: _____ % (Split: LA _____ % | BA _____ %) \$ _____ Marketing/Docs Fee Other: _____

Does the seller have a prior survey that we may use with a survey affidavit if no improvements have been made? Y / N

Does the seller have a copy of their title insurance policy that they can provide to us? **If yes, please send ASAP!** Y / N

Who is Title Insurance Company or Policy Number? _____

Any additional charges to be collected or special instructions regarding the Deed, proceeds, etc...? _____

*****Please Note*****

If proceeds are to be wired, we require bank wiring instructions on the bank's letterhead 24 hours prior to closing. There is a \$25 fee for the outgoing wire.