

CLOSING DOCUMENTS

Documents Available Upon Request for a Specific Transaction

PURCHASER INTERVIEW- Verbal verification of purchaser's information completed by Note Buyer immediately prior to closing.

CLOSING INFORMATION- Information for title company closer unfamiliar with simultaneous closings.

ASSIGNMENT OF DEED OF TRUST- Transfers interest in the Deed of Trust from Seller to Note Buyer

ASSIGNMENT OF MORTGAGE PURCHASE AGREEMENT- Transfers the right to purchase a note from a Note Buyer to Note Investor for a set-sum. Used when optioning a note to flip to an investor.

ASSIGNMENT OF MORTGAGE- Same as assignment of Deed of Trust, only used in a Mortgage State.

MORTGAGEE ESTOPPEL CERTIFICATE- Seller's representations and warranties to Note Investor that note was created without fraud or misrepresentation.

FRACTIONAL INTEREST AGREEMENT- Set's out rights of seller and Note Investor in cases of a *partial* purchase.

INSURANCE NOTIFICATION FROM NOTE SELLER- Notifies Insurance agent that note has been sold; new loss-payee is the Note Investor.

AGREEMENT FOR PURCHASE OF A PARTICIPATION IN AN INSTALLMENT LAND SALES CONTRACT-A long name for seller's representations and warranties to Note Investor that Contract for Deed was created without fraud or misrepresentation.

NOTICE OF ASSIGNMENT, SALE, OR TRANSFER OF SERVICING RIGHTS- Legal form notifying buyer that person(s) collecting on the note has changed.

GOODBYE LETTER- Letter executed by Seller to Buyer which notifies buyer that note has been sold.

PROMISSORY NOTE ENDORSEMENT- Transfers rights to collect payments from original mortgagee to assignee.

TRANSFER & ASSIGNMENT OF LIEN- State specific document transferring rights to existing lien.

NOTE FRAUD ZERO TOLERANCE- If you plan on selling a note to an institutional Note Investor, you need to plan on signing this self-explanatory document!

W-9- Request for taxpayer identification number, used by both Note Investors and Closing Agents.