

File Number _____

Do you have a Recorded Power of Attorney or do you require a Power of Attorney to be prepared? _____

If a Power of Attorney does not exist and you need one prepared we will be pleased to do so, please contact us to arrange this immediately. If Power of Attorney already exists, a copy MUST be forwarded to us for review PRIOR TO CLOSING.

Has lender approved closing pursuant to Power of Attorney, if needed? Yes _____ No _____

Even if your lender has already approved your Power of Attorney, we still need to see a copy before closing to confirm it complies with North Carolina law as it relates to your transaction.

What is your marital status _____. If you are married but your spouse is not on the loan, Under North Carolina Law, both will need to sign the Deed of Trust. Unless you advise us otherwise, we will assume all buyers and spouses will be coming to closing.

Address where deed is to be mailed after recordation: _____

Is the termite report a buyer expense? _____ If so, who will be doing the inspection? _____ Cost? _____

Did termite inspection reveal any existing infestation? Yes ____ No ____ If yes, please notify our office immediately.

Name and telephone number of **hazard/homeowner insurance agent*****: _____

***** (Please Note that our office needs this information no later than seven (7) business days prior to closing. Otherwise, your closing MAY BE postponed!) If you have any questions regarding this clause, then please contact our office immediately.**

Name and telephone number of lender: _____

Lender Email: _____

Has the loan been approved? _____

If yes, please forward a copy of the loan approval letter from you lender, if available.

Is the lender requiring a NEW survey? _____ If so, are we authorized to order said survey? Yes ____ *** No ____

***** (PLEASE NOTE** that by checking 'yes' here indicates that you are authorizing us to order a NEW survey and that you certify that you will pay all costs associated with the order of said survey)

If your Lender is NOT requiring a NEW survey, do you wish a new survey to be performed anyway? Yes ____ *** No ____

***** (PLEASE NOTE** that by checking 'yes' here indicates that you are authorizing us to order a NEW survey and that you certify that you will pay all costs associated with the order of said survey)

Please be aware that you will NOT be provided title insurance protection as to matters that might be revealed by a new survey if a new survey is NOT performed. (Please consult your closing attorney with any questions about this paragraph.)

(PLEASE NOTE: THIS OFFICE WILL NOT ORDER A NEW SURVEY WITHOUT WRITTEN AUTHORITY TO DO SO. FAILURE TO EITHER FAX OR MAIL WRITTEN AUTHORITY TO THIS OFFICE PRIOR TO CLOSING MAY CAUSE A DELAY IN CLOSING IF YOU OR YOUR LENDER DESIRES A NEW SURVEY AND SAID AUTHORITY IS NOT TIMELY PROVIDED)

Is Certificate of Occupancy inspection required for this property? _____ If so, please forward a copy to our office prior

to closing or make sure that it will be obtained in time to close.

Will there be any repairs performed on the home? Yes _____ No _____

Are we to collect and pay for any repairs at closing? Yes _____ No _____

If so, please list _____
_____ Cost? _____

Are you obtaining a Home Warranty? _____, Has this home warranty been ordered? Yes _____ No _____ If it has been ordered, what is the name of the home warranty company? _____ The confirmation number? _____ And the amount to be collected on the Settlement Statement, if any? _____. (Please note, if we are not presented with a home warranty bill, our office will presume that this home warranty is being ordered by you and settled outside of closing; or, if we are given a verbal amount to collect, you will be given a check to forward.)

Please provide us with any charges for inspections, etc. to be collected at closing or out of pocket expenses to be reimbursed to you.

When completed, please fax this information to byratnam at (828)258-1305 as soon as possible. Or mail it to Goosmann Rose, P.A. 77 Central Avenue Ste H Asheville NC 28801. Thank you very much.

***If you feel you would benefit from reviewing the specifics of your closing documents prior to closing, please call our office to set up a time to come in to do so, otherwise, we can email all documents to you for viewing prior to closing, if desired.*

DIRECT DIAL NUMBERS: GEORGE F. GOOSMANN, IV- 350-3777
WILLIAM K. REED-350-3788
RUSS FARMER- 350-3782
LAURA RICE-350-3778
JENNIFER GARRISON-350-3786
RONDA WARREN-350-3781
MELISSA DOVER-350-3784
SANDRA UNDERWOOD-350-3779
RONDA BARTON-350-3783
CYNTHIA MCCULLERS-350-3780

JOHN R. ROSE- 350-3766
PHILLIP C. PRICE-350-3799
CATHY ROBINSON-350-3770
IRIS BRADLEY- 350-3767
JAN MCGLOHON-350-3768
ELIZABETH BALKCOM-350-3765
SHARON RATHBONE-350-3769
CHRISTINA AARDEMA-350-3796
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ALLA BRUYAKA-350-3773