



**NOTICE OF AVAILABILITY AND OFFER OF CLOSING PROTECTION COVERAGE**

Buyer/Borrower or Seller:

Licensed Agent: Birchway Title Agency, LLC

Premises:

Order Number:

Pursuant to Ohio Revised Code Section 3953.32, you are hereby offered Closing Protection Coverage from Birchway Title Agency, LLC in connection with the above referenced transaction for the premium stated in the Offer of Closing Protection Coverage outlined below.

Closing or settlement of a real estate and/or mortgage loan transaction can be characterized as having two components. One component pertains to the title to the Premises and the title insurance policy. The other component pertains to the handling of funds and documents. A title insurance policy **does not** cover losses due to the mishandling of funds or documents. However, Closing Protection Coverage, as outlined below, **does** provide such protection.

Description of Coverage: The Closing Protection Coverage indemnifies you against the loss of settlement funds resulting from any of the following acts of the Licensed Agent or anyone acting on behalf of the Licensed Agent, subject to certain conditions and exclusions specified in the Closing Protection Coverage Form:

1. Theft, misappropriation, fraud, or any other failure to properly disburse settlement, closing or escrow funds; and
2. Failure to comply with any applicable written closing instructions, when agreed to by the Licensed Agent.

You are covered by a Closing Protection Coverage Form only if it is specifically addressed to you. A copy of the Closing Protection Coverage Form is available upon request.

I (we), the undersigned, hereby acknowledge receipt of this Notice of Availability of Closing Protection Coverage.

By: \_\_\_\_\_  
Borrower/Buyer or Seller



Premises:  
Order Number:

### OFFER OF CLOSING PROTECTION COVERAGE

Pursuant to Ohio Revised Code Section 3953.32, you are hereby offered Closing Protection Coverage from Birchway Title Agency, LLC in connection with the above-referenced transaction.

**Premium Cost:** The premium cost for the Closing Protection Coverage is:

\$55.00 for Seller

\$40.00 for Lender

\$20.00 for Buyer\*

\$20.00 for any other applicant for title insurance

**In no case shall the premium cost be less than \$40.00 for this coverage in any transaction.**

\*This price is assuming there is a lender involved with this transaction already getting Closing Protection Coverage. If this is a cash transaction, the Closing Protection Coverage cost for the buyer will be \$40.00.

### Acceptance of Offer/Declination of Offer

I (We), the undersigned, acknowledge receipt of this Offer of Closing Protection Coverage and

**Do** accept said Offer \_\_\_\_\_

**Do not** accept said Offer \_\_\_\_\_

If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium.

By: \_\_\_\_\_  
Borrower/Buyer or Seller

**A lender's closing instructions requiring Closing Protection Coverage is deemed to be its acknowledgement of receipt of the Notice of Availability of Closing Protection Coverage and its acceptance of the Offer of Closing Protection Coverage.**