



COHEN
CLOSING & TITLE, LLC

Date: _____

RE: Purchase of property located at: _____

Congratulations on your upcoming purchase of the above referenced property! Cohen Closing & Title, LLC is honored to facilitate your closing.

What is Cohen Closing & Title's role?

We'll handle the following:

- * Title search on your new property
- * Identification of any title issues and defects
- * Title insurance preparation (**required for cash buyers**)
- * Preparation and processing of your loan documents and funds disbursement
- * Coordination of your closing with all parties involved
- * Recording of documents and submission of state required forms

What do I need to bring to closing?

The two things you need to bring to closing are a **valid photo ID** and your closing funds. The funds that you will need to bring to closing must be in the form of a **CERTIFIED BANK CHECK** made payable to Cohen Closing & Title, LLC.

Is there anything else I should know?

- * It is extremely important that all buyers be in attendance at the closing. If you anticipate a problem with this, please notify us immediately.
- * If you are buying with CASH, an owner's title insurance policy will be required.

If you have any questions, please feel free to contact me by phone, fax or e-mail.

I look forward to working with you!

Sincerely,

The Cohen Closing Team
203 Meetinghouse Road
Bedford, NH 03110
Phone: 603-488-0649 / Fax: 603-413-8751
Email: processor@cohenclosing.com



ATTENTION BUYER:

Due to wire fraud attempts affecting our industry, we prefer you bring certified bank checks to our closings.

We understand that sometimes a wire is necessary. If so, call the office immediately to secure a plan.

If you have an escrow or closing transaction with us and you receive an email containing Wire Transfer Instructions, DO NOT RESPOND TO THE EMAIL! The email will be cloned and look like it is from us, but it is fraudulent. Instead, call your escrow officer/closer immediately, using previously known contact information and NOT information provided in the email, to verify the information prior to sending funds. YOU CANNOT BE TOO CAUTIOUS – BE SUSPICIOUS AND VERIFY!

Signature

Signature



File #:

When your forms are complete, fax (603-413-8751) or email (processor@cohenclosing.com) back to our team.

Buyer Name _____

Buyer Name _____

Social Security Number _____

Social Security Number _____

Marital Status _____

Marital Status _____

Email _____

Email _____

Telephone _____

Telephone _____

Relationship between buyers (husband & wife, father & son, etc.):

How would you like to hold title on the deed? Check one below. (Only applicable for more than one buyer)

Joint tenants with rights of survivorship

Tenants in common

*Questions on tenancy? Give our office a call at 603-488-0649 and one of our partners will be happy to clarify to ensure you take title in the manner you intend to.

Will the property you are purchasing be your primary residence?

Yes

No



Disclosure of Non Representation

File #:

Cohen Closing & Title, LLC is servicing as the settlement agent with regard to the above referenced transaction. The undersigned hereby acknowledge, confirm and understand that neither Cohen Closing & Title, LLC nor any attorney or employee of Cohen Closing & Title, LLC, is serving as an attorney for any of the parties to the above referenced transaction.

Signature

Signature

Date