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Rule 1.16 Interpretive Guideline Disclosure Letter

Dear Borrower,

Your lender, seller, real estate agent, title insurer or other person having an interest in this transaction has referred you to McDonnell and Associates, P.A. We stand ready and able to represent you in the closing of your loan.

Per the Delaware Lawyers' Rules of Professional Conduct, we must inform you of the following:

1. That the settlement will be conducted by an attorney with this firm, or a contract attorney, who is an attorney duly admitted to practice law in the State of Delaware, in which case there will be a division of the fee.
2. That I (we) had the absolute right, as the mortgagor of the property, to retain the lawyer of my (our) choice to represent me (us) throughout my (our) real estate transaction, including the examination and certification of title, the preparation of documents, execution of documents and disbursement of funds. That the preference of the seller, real estate agent, lender, seller or any other person having an interest in the transaction is irrelevant, regardless of who is to pay the attorney's fees.
3. McDonnell and Associates, P.A. has previously done settlements on referrals from your title insurer or lender in other residential real estate transactions in the past. On purchase transactions, McDonnell and Associates, P.A. may also represent the seller on purchase transactions in a limited capacity and therefore, such multiple representations may, in certain circumstances, present conflicts of interest. In the event a conflict of interest cannot be overcome or waived by the parties, this firm may be required to withdraw from any representation pertaining to this transaction.

Should you choose your own attorney, please contact Amrock immediately at the following number: 1-888-848-5355. You will be responsible for all additional costs, if any, associated with the selection of that attorney.

If you have questions regarding this disclosure, please contact us directly. Otherwise, no further action on your part is necessary.

Should your loan proceed to closing, McDonnell & Associates, PA will ask that you sign an acknowledgment at your closing indicating that you received this disclosure prior to your closing transaction.