



McDonnell & Associates, PA
Attorneys and Counselors at Law
Corporate Correspondence
Post Office Box 12245
Columbia, SC 29211
Phone (866) 931-8793
Fax (866) 931-8748

In North Carolina, it is common for the Closing Attorney to represent both the Borrower and the Lender in a refinance transaction. In the typical transaction, the Closing Attorney represents the Lender to ensure compliance with the closing instructions and any particular requirements. The Closing Attorney typically represents the Borrower to make sure they understand the meaning and effect of all documents and the legal ramifications of such that will be presented and signed by them during the course of the representation.

Should your refinance transaction proceed to closing, the law firm of McDonnell & Associates, PA has been approved by your Lender to represent them in the preparation and closing of the refinance of your property. This representation includes the performance of a title search and rendering an attorney opinion as to the title to the property rendering it acceptable to your Lender for the purposes of refinancing your primary loan.

Unless you inform us otherwise, we will represent you in the capacity of answering questions as to the terms of the closing documents, and we will represent the Lender to make sure they are getting insurable title and that all of their loan conditions and instructions are satisfied. McDonnell & Associates, PA is limiting its representation of the Borrower to the facilitation of the closing for your Lender, and this engagement will be limited to answering questions as to the loan documentation and drafting necessary documents for the transaction. We will not pursue cancellation of the deed(s) of trust paid off by this transaction or clear any other defects on title unless we are further retained by you at a later time under the terms of a separate engagement. In the event that a conflict of interest should arise, we will be barred from representing either party.

Should you choose your own attorney, you will be responsible for all additional costs, if any, associated with the selection of that attorney.

If you desire to retain your own counsel other than McDonnell & Associates, PA or should 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.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Amanda Moyer'. The signature is fluid and cursive, with a long, sweeping underline.

Amanda Moyer