



[DATE]

[NAME]

[ADDRESS]

[CITY, STATE ZIP CODE]

RE: Refinance Closing – [PROPERTY ADDRESS]

[DEAR NAME:]

We are excited about the opportunity to work with you and your lender in your upcoming refinance transaction! Your lender has retained the law firm of Brady & Kosofsky, PA to represent them in the preparation and closing of your refinance transaction. Representation of the parties will be limited to the following:

Lender - Scope of Representation - We will:

- Perform a title search and issue an attorney's title opinion to secure title insurance for the lender. Note: We may tack to an existing title insurance policy, which allows us to shorten our title search period.
- Ensure that the lender has insurable title and is in the proper lien position.
- Satisfy all loan conditions and the lender's closing instructions.

Borrower(s) - Scope of Representation – We will:

- Answer legal questions you may have about the loan documents.
- Answer legal questions about title or lien matters found in the public record.
- Draft legal documents necessary for your closing.

We will NOT:

- Answer questions about the terms of your loan or fees associated with your loan. Please ask your lender.
- Answer questions about lender-specific requirements. Please ask your lender.
- Cancel any prior deed(s) of trust that is/are paid off by the transaction. The payoff lender is required by law to cancel the deed(s) of trust in the public records.
- Serve as the settlement agent or disburse closing funds.
- Clear any defects on title unless retained by separate agreement.

If a conflict arises between you and your lender, we will be barred from representing either party in any capacity.

FRAUD WARNING: If needed, your settlement agent provided wire instructions. Before wiring funds, please call the settlement agent prior to closing in order to verify the wire instructions. If you receive an email or other communication with a CHANGE in wire instructions, call the settlement agent using a known number before making such change. DO NOT USE THE COMMUNICATION OF THE WIRE CHANGE TO CONTACT YOUR SETTLEMENT AGENT. It is rare that your settlement agent will ask to change any wire or funding instructions and this should be treated as suspicious and cause you to contact the settlement agent.

Your lender has already included our fees in the estimated loan fees they disclosed to you. If you elect to use your own attorney, you will be responsible for all additional costs, if any, associated with the selection of that attorney. If you wish to retain your own attorney or have questions regarding this disclosure, please contact our Attorney Team at 704-849-8008 or send an email to AttorneyTeam1@bandklaw.com. Otherwise, no further action is necessary.

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