



Ocala (352) 368-2800

The Villages (352) 430-1326

FOR SALE BY OWNER CLOSING AGREEMENT

You have asked Advantage Title, LLC to assist the Buyer and Seller in the purchase and sale of real property. We are willing to perform the services of a closing and escrow agent, and we will carry out the terms of the agreement reached by the Buyer and Seller; but, we will not represent or act as attorneys for either party.

Because we are an attorney-owned title insurance agency, we will use the services of our attorneys to oversee the preparation of the sales agreement, incorporating the agreement of the parties as to price and terms utilizing the standard Florida Bar-approved Contract form. We will also handle the closing, hold the escrow money, prepare the closing documents, oversee the execution of the closing documents, record the deed and mortgage (if applicable), disburse the sales funds as set forth in the closing statement you approve, and issue the title insurance policy in accordance with the title insurance commitment.

The charges for our services are set by our rate card and are collected at closing. The Seller is responsible for the charges related to the Owner's Title Insurance policy and the Buyer is responsible for the charges related to the issuance of a Lender's Title Insurance policy (if any). In addition, our law firm, Dean & Dean, LLP, will charge a fee of \$450.00 for preparing the sales agreement. Any addendums or modifications thereto could result in additional charges. In the event the contract fails to close for any reason other than the contingencies listed in the Contract, the party responsible for the default, shall pay the cancellation fee (\$190.00) and the attorney's fee (\$350.00).

Dated this__ day of _____.

Seller:

Buyer:

