

**Mississippi Valley Title Insurance Company
Old Republic National Title Insurance Company**

**NOTICE OF AVAILABILITY
OF CLOSING OR SETTLEMENT PROTECTION**

TO: LENDER:

BORROWER and/or PURCHASER:

SELLER:

RE: ISSUING AGENT OR APPROVED ATTORNEY:

FILE NUMBER:

In accordance with Alabama law, specifically Section 27-3-6.1, Code of Alabama, 1975, this Notice of Availability of Closing or Settlement Protection is required to be made to you.

You are the lender, purchaser, borrower or seller of property identified as:
[Please enter property address or see legal description on Exhibit A attached hereto and made a part hereof.]

Closing or settlement protection is available to you in accordance with the guidelines of Mississippi Valley Title Insurance Company and Old Republic National Title Insurance Company and in the form previously approved by the Alabama Department of Insurance. The cost to you for this closing or settlement protection is \$25.00 in the case of the lender, \$25.00 in the case of a borrower and/or purchaser, and \$50.00 in the case of a seller.

Subject to the Conditions and Exclusions contained in the Closing Protection Letter (the "Letter"), closing or settlement protection indemnifies the Covered Party against loss of closing or settlement funds because of one of the following acts of the settlement agent named in the Letter:

1. Theft or misappropriation of settlement funds, but only to the extent that the theft relates to the status of the title to the interest in land proposed to be insured in a title commitment or title insurance policies issued by the title insurer issuing the Letter, or to the validity, enforceability, and priority of the lien of the mortgage on that interest in land.
2. Failure to comply with the written closing instructions when agreed to by the settlement agent, but only to the extent that the failure to follow the instructions relates to the status of title to the interest in land proposed to be

insured in a title commitment or title insurance policies issued by the title insurer issuing the Letter, or the validity, enforceability, and priority of the lien of the mortgage on that interest in land.

You are covered by closing or settlement protection only if you are named as a Covered Party on the Letter, or if you have indicated below that you request settlement or closing protection, and have paid the cost thereof as indicated above.

If title insurance is not purchased by any party, this offer of closing or settlement protection is void. A Loan Policy is required for the issuance of lender's closing or settlement protection.

If you are uncertain as to whether you should obtain closing or settlement protection, you are urged to seek independent advice.

Borrower(s) and/or Purchaser(s)	<input type="checkbox"/> request	<input type="checkbox"/> decline	settlement or closing protection.
Seller(s)	<input type="checkbox"/> request	<input type="checkbox"/> decline	settlement or closing protection.
Lender	<input type="checkbox"/> request	<input type="checkbox"/> decline	settlement or closing protection.

Signed: _____
Date

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(Please attach additional information, if necessary.)