SELLER'S CLOSING AUTHORIZATION

PROPERTY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

As Seller, you authorize the settlement agent, the law firm of , to proceed with recordation of documents and disbursement of funds and you acknowledge the following:

1. All contingencies contained in the Contract of Sale have been met or waived or other arrangements have been made. The settlement agent is expressly released of any liability of the condition of the property or unfulfilled contingencies.

2. The settlement agent has relied upon information and instructions of others to prepare documentation and apportion charges among the parties to this transaction. Real estate taxes have been prorated based upon the most recent assessments but are subject to change. Escrow and loan balances, lender charges, and other items may be subject to final audit. In the event adjustments are necessary, the parties are to cooperate and promptly conform to such adjustments.

3. In the event clerical or typographical errors or omissions are discovered in any or all of the closing documents, you agree to cooperate in order to correct any such errors or omissions and appoint as attorney-in-fact to initial and/or sign any such changes on your behalf; provided, you will be notified and a copy of the corrected document will be sent to you.

4. There are no unpaid debts, loans or liens (including homeowner association dues) against the property, except in the amounts disclosed on the settlement statement and there are no contractors or suppliers who have improved the property who have not been paid in full. No other parties have a right to possess or occupy the property.

5. You authorize the settlement agent to pay all loans and liens listed on the settlement statement and to act on your behalf to obtain and record appropriate release documents. As compensation for additional work in the event the lienholder does not promptly forward the release documents, you assign your rights under Virginia Code Section 55-66.3 to settlement agent. Any adjustments or disputes with the lender will be resolved outside of closing and will not be the responsibility of the closing agent.

6. Disbursement of funds is made within three (3) business days of the completion of settlement provided all funds have been collected and cleared and documents have been recorded.

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 Date

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 Date

Home Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_ Office Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_