

Penn Attorneys, a division of Ohio Bar Title Insurance Company

**REO Sale Risk Assessment Questionnaire**

(To be submitted with Preliminary Report on Title)

Name of Purchaser: \_\_\_\_\_

Property Address: \_\_\_\_\_  
[legally described as set forth in the preliminary report]

Name of Foreclosing Lender: \_\_\_\_\_

Name of Servicer: \_\_\_\_\_

Name of Seller: \_\_\_\_\_  
(if different from Lender)

If the answers to **all** of the questions below are “No,” we will continue with processing your application.  
If the answer to **any** question is “Yes,” you must submit copies of relevant foreclosure documents for our review and determination of insurability.

- 1. To the extent of your customary review of foreclosure related documentation, were there any defects in the process leading to the foreclosure judgment or sale by which title was acquired by lender/seller?  Yes  No
  
- 2. Has the lender/seller disclosed any defects in the foreclosure process related to the Property?  Yes  No
  
- 3. Are there any other reasons to believe there might be defects in the foreclosure process related to the Property caused by Lender, Lender’s counsel, loan servicer, or others?  Yes  No
  
- 4. Is there any affiliation between the seller and purchaser in the present transaction?  Yes  No
  
- 5. Does the purchase price (New Owner’s Policy Amount) exceed the amount due to the lender under the obligation secured by the mortgage that was foreclosed?  Yes  No
  
- 6. Is the Property occupied?  Yes  No
  
- 7. Has litigation alleging defects in the foreclosure process related to the Property been commenced or threatened?  Yes  No

Date: \_\_\_\_\_

Approved Attorney Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Approved Attorney