



A Division of Ohio Bar Title Insurance Company
A First American Company

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ATTORNEY'S POST CLOSING TITLE APPLICATION
(FORM 80-1)

COMPLETE ENTIRE FORM. PLEASE DO NOT LEAVE ANY BLANKS.

FROM APPROVED ATTORNEY: _____

NOTE: To be furnished only when Interim Title Insurance Commitment has not been issued. If Commitment has been issued, furnish Attorney's Final Certificate FORM 80-3.

The undersigned Approved Attorney hereby certifies to OHIO BAR TITLE INSURANCE COMPANY that: Based on an examination of all public records affecting the title to real estate described in Schedule A hereof, which sources of title information cover a period of not less than sixty (60) years last past, it is the opinion of the undersigned that, subject only to the mortgage (deed of trust), if any, set forth below and the liens encumbrances, and other objections noted under Schedule B hereof, the marketable fee simple title to said real estate is, as of the date of this report, vested in:

(List names and marital status exactly as appears on instrument of record.)

NOTE: If title is not marketable, communicate by letter facts and law to Ohio Bar Title Insurance Company, Penn Attorneys Division for ruling.

The instrument(s) in connection with which insurance is requested and which instrument(s) describe(s) the property verbatim, as set forth under Schedule A hereof, is (are) identified as follows:

Coverage: [] OP \$ _____ [] LP \$ _____ [] OP Update No. _____

Complete this Section for Owner's or Leasehold Insurance

1. Nature of instrument: _____

Consideration: \$ _____

2. Grantor(s): _____

(The company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.)

3. Grantee(s) _____

4. Dated _____ and filed for record on _____ in the office of the Recorder of Deeds of the County of _____, Commonwealth of Pennsylvania, at _____ o'clock __.M. in _____

Book No. _____ at Page _____, Instrument No. _____
(Show hour and minute and, when available, either book and page, or instrument number.)

5. Estate or interest of Grantee(s) under this instrument is _____ (Fee Simple, Life Estate, Leasehold) and, so far as known to the undersigned, said instrument was not given in contravention of the bankruptcy act.

Complete this Section for Mortgagee (Loan) Insurance

NOTE: Report any uninsured mortgages on Schedule B, No. 2.

6. Name of insured (Lender): _____
(List name of lender exactly as appears on instrument of record.)

7. Nature of instrument: _____

7a. Endorsements Required: None 300 100 8.1 710
 900: If this coverage is requested you must provide a complete copy of all restrictions, covenants and conditions.
 Other: _____

8. Mortgagor(s) or Grantor(s): _____
(List name of mortgagor(s) exactly as appears on instrument of record.)

(The company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.)

9. Trustee: _____

10. Mortgagee or Beneficiary (Lender): _____

(List name of lender exactly as appears on the instrument of record.)

11. Dated _____ and filed for record on _____ in the office of the Recorder of Deeds
of the County of _____, Commonwealth of Pennsylvania, at _____ o'clock __.M. in
_____ Book No. _____ at Page _____, Instrument No. _____.
(Show hour and minute and, when available, either book and page, or instrument number.)

12. Principal amount of debt secured \$ _____

13. Is this a residential loan? Yes No
If so, will it be the borrower's principal residence? Yes No

14. Transferred ---
(a) By separate ASSIGNMENT given by _____

to _____

dated _____ and filed for record on _____ in the office of the Recorder of Deeds of the County
of _____, Commonwealth of Pennsylvania, at _____ o'clock __.M. in _____ Book
No. _____ at Page _____, or at Instrument No. _____.

(b) By endorsement of notes only and delivery to _____

In the opinion of the undersigned, the instrument described above constitutes a valid _____ (list lien position; i.e. First, Second, etc.) lien on the premises therein described, subject only to the liens, encumbrances, and other objections set forth under Schedule B hereof, and, so far as known to the undersigned, was not given to secure an antecedent debt and the transfer, if any, shown in Item 14 is a valid assignment thereof.

SCHEDULE A: DESCRIPTION OF REAL ESTATE

Verbatim Description of Premises as Contained in Instrument(s) to be Insured. Set forth verbatim description of all the property conveyed by the instrument(s) to be insured. If title to only part of the property is to be insured, be sure to so state.

*** **NOTE: COPY OF THE DESCRIPTION MAY BE ATTACHED.** ***

ALL that certain tract of land lying and being in the _____ of _____, County of _____, Commonwealth of Pennsylvania, being more particularly described as follows:

Address of Subject Property:

Street Address: _____
City, State, Zip: _____
Index Number or Tax Parcel I.D. Number: _____

SCHEDULE B

Please answer each item: **List dates, not amounts.** Indicate **N/A** where appropriate, and for any open/unpaid items, please indicate **Due & Payable (D&P)** or **Not Yet Due and Payable (NYDP)**:

1(a) Real Estate Taxes:

City/Township/Borough paid through: _____;

Subject to the payment of: _____ D&P or NYDP

County taxes paid through: _____;

Subject to the payment of: _____ D&P or NYDP

School taxes paid through: _____;

Subject to the payment of: _____ D&P or NYDP

(b) Assessments for Use Charges:

Water Charges are paid through: _____;

Subject to the payment of: _____ D&P or NYDP

Sewer Charges are paid through: _____;

Subject to the payment of: _____ D&P or NYDP

Refuse Charges are paid through: _____;

Subject to the payment of: _____ D&P or NYDP

Street Light is paid through: _____;

Subject to the payment of: _____ D&P or NYDP

Fire Hydrant is paid through: _____;

Subject to the payment of: _____ D&P or NYDP

Association/Maintenance Charges are paid through: _____;

Subject to the payment of: _____ D&P or NYDP

Other: _____ is paid through _____;

Subject to the payment of: _____ D&P or NYDP

--OR-- Check if applicable: Well Septic

(c) **Estate and inheritance taxes, State or Federal:** _____

(d) **Corporation franchise tax, if lien on real estate:** _____

2. **MORTGAGES, DEEDS OF TRUST, AND VENDOR'S LIENS:** Omit security instrument to be insured but show all other, whether prior or subordinate to the security instrument to be insured, including those executed by owner-insured. (Give complete data. If none, so state.)

3. **RESTRICTIVE COVENANTS AND CONDITIONS:** Are there any? Yes No

If so, attach verbatim copy and furnish brief abstract or instrument in which contained.

(a) Filed for record on _____, in _____ Book Á _____, Page Á _____ or at Instrument No. _____.

(b) State whether violated or not: Yes No

(c) Is Endorsement 100 required? Yes No

1. Do restrictions contain reversionary or forfeiture clause? Yes No

2. If so, has such clause been released or subordinated in favor of mortgage? Yes No
(Attach copy of waiver or subordination showing recording reference.)

4. **DOES RECORDED PLAT OF SUBDIVISION SHOW BUILDING SET-BACK LINE?** Yes No

If so, give details: _____

5. **ARE THERE OTHER LIENS, OBJECTIONS AND DEFECTS?** Yes No

(If any, check and describe below:)

(a) Judgment or Decrees, State or Federal

(b) Income Tax Liens, State or Federal

(c) Mechanics' and Materialmen's Liens of Record

(d) Recorded Leases or Known Unrecorded Leases

(e) Decedent's Debts or Unadministered Estates

(f) Bankruptcy Proceedings

(g) Financing Statements on Fixtures Filed in Name of an Owner of the Premises or Otherwise Known to the Undersigned

(h) Easements, Party Wall Agreements, Encroachments

(i) Oil & Mineral Rights, Other Matters not listed

(j) Right of First Refusal or Option to Purchase

6. If easements in or over adjoining premises or party wall rights are being conveyed or mortgaged, have you examined the title to such adjoining premises and do you certify that unencumbered title to such rights or easements is vested in the vendor or mortgagor? Yes No N/A

7. If property described above is a condominium unit, do you certify that all documents referred to in your State's condominium statute comply with the requirements of that statute? Yes No N/A

8 (a) Has full consideration for the estate or interest to be insured been paid and disbursed to or for the account of the grantor and/or mortgagor? Yes No

(b) Property is occupied by Owner Tenant.
If occupied by tenant, how many rental units? _____

(c) Is insurance as to matters of survey required? Yes No

Loan—Endorsement 300 required? Yes No

Owners—Endorsement 301 required? Yes No

If so, attach current plat of Survey and Attorneys Certification (End 301) -- OR --
Buyers & Sellers/Mortgagors Closing Certification, as may be applicable (End 300).

(d) The Loan is: FHA VA PHFA
 Fannie Mae Conventional Construction

(e) Will any portion of loan proceeds finance improvements? Yes No

(f) Liability, if any, for mechanics' and materialmen's liens:

Has there been any construction or improvements on the subject property within the last six (6) months?

Yes No

If yes, what was the nature of the construction/improvements?

If yes, was a valid Mechanic's Lien Waiver filed? Yes No

If yes, did any construction commence prior to the filing? Yes No

If the insured mortgage is to be used for construction/improvements, please answer the following:

What is the nature of the construction? _____

Will there be a valid Mechanic's Lien Waiver or Stipulations against Liens filed prior to the commencement of construction? Yes No

Other Matters:

a. Does the subject property abut a public road? Yes No

If no, does the record disclose access over a valid unencumbered recorded easement or right of way?

Yes No

b. Is there a body of water flowing in, along or through the subject property? Yes No

If yes, identify the body of water as a: Stream Creek River Run Lake

Other: _____

If yes, is the body of water navigable? Yes No

The undersigned further certifies: (a) That, so far as known to the undersigned, there is no dispute among attorneys of the local bar as to the validity of the title to the real estate covered by this report, and (b) that the title is in no way dependent upon the validity of a sale of the property for delinquent taxes or assessments.

This title is certified down to (IMPORTANT NOTE: This date must be through the date and time of recording of the documents to be insured. This date should be the date you last examined the records for all matters affecting the estate or interest to be insured. Do not date your certificate as of a date subsequent to such examination since same will be construed to set forth all matters affecting the estate or interest to be insured **AS OF THIS DATE and title policy issued accordingly):**

DATE: _____ TIME: _____

Approved Attorney: _____

Street Address: _____

City, State, Zip: _____

Phone Number: _____ Fax Number: _____

Approved Attorney / Original Signature

-OR-

Approved Attorney's Registered Pin Number

(This number is a pre-authorized Personal Identification Number That can be used as Attorney's Electronic Signature.)

ADDENDUM TO ATTORNEY'S POST CLOSING TITLE APPLICATION

TO: Approved Attorney

FROM: Ohio Bar Title Insurance Company, Penn Attorneys Division
900 State Street, Suite 320
Erie, PA 16501-1814

RE: Buyer(s)/Borrower(s) Name(s): _____
Property Address: _____

As the Approved Attorney procuring title insurance in this real estate transaction, you are requested to complete and submit this form with your 80-1. Select the boxes that apply to the transaction and certify (sign and date) the information set forth below.

By submitting this certification along with your 80-1 Final, you are fulfilling several standard requirements that should result in speedier delivery of the policy/ies requested. Thank you.

APPROVED ATTORNEY'S CERTIFICATION
--

- I have obtained original government-issued photo identification for all parties to the transaction.
- I am satisfied that as to each grantor who is an individual, if presently married, that he/she is neither separated from his/her spouse, nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse joined in the deed contemplated hereunder.
- I have verified that there are no Overdue Support Obligations of record with the Domestic Relations Section, of the parties to this transaction, up through the date of recording of the instruments to be insured.

I hereby certify that the above-marked requirements were complied with at the closing.

Date: _____

Approved Attorney Signature (*Original*)

Approved Attorney Printed Name

HELOC CERTIFICATION

(Attorney Certification regarding mortgages securing home equity lines of credit)

Penn Attorneys/Ohio Bar Title's File No: _____

To: Ohio Bar Title Insurance Company
900 State Street, Suite 320
Erie, PA 16501-1427

From: _____

I hereby certify that I have examined the open mortgages reported as liens in the above-referenced file and have determined the following:

NONE are identified as securing a line of credit (open-end mortgage).

OR

There are open mortgages that secure a line of credit (HELOC), and these mortgages are identified as follows:

Instrument/RB # _____ Page # _____

Instrument/RB # _____ Page # _____

Instrument/RB # _____ Page # _____

Instrument/RB # _____ Page # _____

AND

For the above-referenced HELOC mortgages, I attach copies of the executed

- Payoff Request,
- Borrower's Acknowledgment, and the
- Borrower's Authorization to Close the Account

I understand and have followed the underwriting guidelines provided by Ohio Bar Title Insurance Company in the handling of these mortgages.

Dated: _____

Approved Attorney