

Re: CLOSING 12/13 // ZS11595 / DS7171-19000056-C2 / 11935 SONORA SPRINGS DR Tomball, TX 77375

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From: Wael Ellithy (wellithy@arxict.com)

To: mmkhader@isotopehomes.com

Cc: abeabdouh@aol.com

Date: Thursday, December 12, 2019, 08:27 PM PST

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waa,

Done.

The wire should be cleared by tomorrow 12/13.

**Transfer status: In Process****Order Number: 283291624****Transfer Accounts****Accounts****From:** Solid Savings**To:** TITLE 365 (Wells Fargo Bank)**Transfer Details****Send amount**

Send amount: \$134,023.97

Additional fee: \$30.00

**Transfer description**

DS7171 19000056 C2

**Transfer dates**

Frequency: One time only

Delivery speed: Same Day

Start on date: 12/12/2019

Estimated delivery date: 12/13/2019

**Note:** The receiving bank may make funds available later than this.**Send email to recipient**

Email to: Melissa.Neel@title365.com

salam,

On Thursday, December 12, 2019, 03:16:45 PM PST, Mahmoud Khader <mmkhader@isotopehomes.com> wrote:

AA Wael,

Would you kindly transfer \$134,023.97, the rest of the sale price of the Sonora house. We will close on it tomorrow.

I am already in NYC and will take of all the documents.

Salam

Mahmoud

----- Forwarded message -----

From: **Nikki Yarbrough** <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)>

Date: Fri, Dec 13, 2019 at 12:56 AM

Subject: CLOSING 12/13 // ZS11595 / DS7171-19000056-C2 / 11935 SONORA SPRINGS DR Tomball, TX 77375

To: Mahmoud Khader <[mmkhader@isotopehomes.com](mailto:mmkhader@isotopehomes.com)>

Cc: Rhonda Ruff <[Rhonda.Ruff@title365.com](mailto:Rhonda.Ruff@title365.com)>

Hello!

- Closing documents (wiring instructions) and HUD attached for your review
- Email all of the signed document to me and CC Rhonda ( you can keep the originals for you records I do not require them to be returned)
- Wire the funds in the amount of **\$134,023.97**
- Once documents are reviewed and approved and the wire is received the file will be disbursed.
- I will email you the recorded Special Warranty Deed
- Send Valid picture ID with closing documents

Thank you,

**EARNST MONEY MUST BE IN THE FORM OF A CASHIER'S CHECK (SENT OVERNIGHT FED EX/UPS ~OR~ FED WIRE TRANSFER WITH SAME REMITTER AS PURCHASER. IF REMITTER NAME DIFFERS, FUNDS WILL BE RETURNED AT A CHARGE TO THE PURCHASER.**

**PURCHASER and LENDER 'CASH TO CLOSE' FUNDS MUST BE IN THE FORM OF A FED WIRE TRANSFER. NO CASHIER'S CHECKS OR PERSONAL CHECKS WILL BE ACCEPTED.**

**Nikki Yarbrough** - REO Curative Specialist

**Office** : 855.775.3360 **Direct** : 469.645.1271 **Fax**: 877-576-4408

**Email** : [Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)

**Title365** : 750 Hwy 121 BYP, Suite 100 | Lewisville | TX 75067 | <http://www.title365.com>

: <http://www.facebook.com/title365>

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**From:** Mahmoud Khader <[mmkhader@isotopehomes.com](mailto:mmkhader@isotopehomes.com)>  
**Sent:** Friday, December 6, 2019 12:24 PM  
**To:** Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)>  
**Cc:** Rhonda Ruff <[Rhonda.Ruff@title365.com](mailto:Rhonda.Ruff@title365.com)>  
**Subject:** Re: ZS11595 / DS7171-19000056-C2 / 11935 SONORA SPRINGS DR Tomball, TX 77375

Great, I will be flying from outside the US to NYC on the 12th, I can sign and return the document back on the 12th. if you schedule the closing on Friday the 13th, will be even more appropriate.

Looking forward for a smooth closing.

Mahmoud

Sent from my iPhone

On Dec 6, 2019, at 6:15 PM, Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)> wrote:

Good morning and Happy Friday!

We can schedule your cash closing next Wednesday 12/11 or Thursday 12/12 I will prepare the HUD and send to seller to review for their approval today. Once approved by seller I can send to you for review and closing.

Thank you,

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**Title365 :** 750 Hwy 121 BYP, Suite 100 | Lewisville | TX 75067 | <http://www.title365.com>

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: <http://twitter.com/title365>

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**From:** Mahmoud Khader <[mmkholder@isotopehomes.com](mailto:mmkholder@isotopehomes.com)>

**Sent:** Friday, December 6, 2019 7:24 AM

**To:** Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)>

**Subject:** Re: ZS11595 / DS7171-19000056-C2 / 11935 SONORA SPRINGS DR Tomball, TX 77375

Hi Nikki,

I didn't contact anybody to extend for closing. I can close whenever the document is ready. If you want to close early next week, please send me the HUD today to review.

Regards

Mahmoud

On Wed, Dec 4, 2019 at 8:26 PM Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)> wrote:

Hello,

You may need an extension from the seller. Please contact Auction for an extension.

Thank you,

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**From:** Mahmoud Khader <[mmkhader@isotopehomes.com](mailto:mmkhader@isotopehomes.com)>

**Sent:** Wednesday, December 4, 2019 11:22 AM

**To:** Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)>

**Cc:** Rhonda Ruff <[Rhonda.Ruff@title365.com](mailto:Rhonda.Ruff@title365.com)>

**Subject:** Re: ZS11595 / DS7171-19000056-C2 / 11935 SONORA SPRINGS DR Tomball, TX 77375

Hello,

Can we postpone the closing till Monday the 16th?

Regards

Mahmoud

On Wed, Dec 4, 2019 at 6:52 PM Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)> wrote:

Good morning,

Would you like to closed Monday or Tuesday?

Thank you,

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: <http://twitter.com/title365>

<image003.jpg>

**From:** Mahmoud Khader <[mmkhader@isotopehomes.com](mailto:mmkhader@isotopehomes.com)>

**Sent:** Wednesday, November 27, 2019 11:03 AM

**To:** Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)>

**Subject:** Re: ZS11595 / DS7171-19000056-C2 / 11935 SONORA SPRINGS DR Tomball, TX 77375

Hello Nikki,

Thank you for your email. I would like to tell you that I am not interested in purchasing a title policy.

Regards

Mahmoud Khader

On Mon, Nov 25, 2019 at 7:44 PM Nikki Yarbrough <[Nikki.Yarbrough@title365.com](mailto:Nikki.Yarbrough@title365.com)> wrote:

Good morning and Happy Monday!

We have received the contract for the above property. Will you be purchasing an owners title policy from Title 365? Please note the seller does not pay for the owner's title policy.

FYI.. we received your earnest money in the amount of \$7,000.00

Thank you,

**EARNEST MONEY MUST BE IN THE FORM OF A CASHIER'S CHECK (SENT OVERNIGHT FED EX/UPS ~OR~ FED WIRE TRANSFER WITH SAME REMITTER AS PURCHASER. IF REMITTER NAME DIFFERS, FUNDS WILL BE RETURNED AT A CHARGE TO THE PURCHASER.**

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**From:** Rhonda Ruff

**Sent:** Friday, November 22, 2019 4:26 PM

**To:** [mmkhader@isotopehomes.com](mailto:mmkhader@isotopehomes.com)

**Subject:** ZS11595 / DS7171-19000056-C2 / 11935 SONORA SPRINGS DR Tomball, TX 77375



Hello!

We have received the contract for the above property. Will you be purchasing an owners title policy from Title 365? Please note the seller does not pay for the owner's title policy.

FYI.. we received your earnest money in the amount of \$7,000.00

Thank you,

Rhonda

**Rhonda Ruff** – Team Lead - REO Curative Specialist – Licensed TX Escrow Officer

**Office** : 855.848.5336 **Direct** : 469.293.4009 **Fax**: 844-696-5538

**Email** : [Rhonda.Ruff@title365.com](mailto:Rhonda.Ruff@title365.com)

**Title365** : 750 Hwy 121 BYP, Suite 100 | Lewisville | TX 75067 | <http://www.title365.com>

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