

## Re: 0 Bartlett Rd. , Katy, TX 77493

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From: Wael Ellithy (wellithy@arxict.com)

To: wellithy@arxict.com

Date: Tuesday, December 12, 2023 at 12:50 PM PST

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Hi Dionne,

Please find attached the requested documents.

Thanks,  
Wael Ellithy  
wellithy@arxict.com  
+1-512-919-0897

On Tuesday, December 12, 2023 at 12:06:48 PM PST, Dionne Blunt <dionne.blunt@envisiontitletexas.com> wrote:

Hello Gentlemen,

Attached you will find the Title Commitment for your purchase. On Schedule C, you will find on #7, a requirement for the buyer's entity docs. **We'll just need the entity docs for Real Estate Prospective Solutions, LLC.**

No other clouds were found on record and title looks clean!

Per your contract, we have also attached the exception documents and restrictive covenants referenced in Schedule B of our Title Commitment. No action is necessary on these items as they are for informational purposes only.

**\*\*PLEASE NOTE THAT WE'LL BE ORDERING A NEW/UPDATED SURVEY, AS THE EXISTING SURVEY WAS NOT APPROVED. ONCE THE NEW SURVEY IS AVAILABLE, WE'LL BE SURE TO SEND TO ALL PARTIES.\*\***

*Allow us to customize your closing experience:*

- Will you be using an existing Power of Attorney (Please send to us for approval and the original will be required before closing), or will you need our assistance with putting one in place? \*PLEASE NOTE YOUR LENDER WILL NEED TO APPROVE THE USE AND FORMAT OF ANY POWER OF ATTORNEY PRIOR TO CLOSING.\*
- Would you prefer a traditional closing here in our office?
- Would you like to utilize our drive-up convenience window and sign from the comfort of your vehicle?
- Will you require a remote signing? (Please note remote signings are conducted by a 3rd party signing service and may require an additional fee.)

**We request that your closing funds be sent to us via wire transfer using the wire instructions sent to you at the beginning of this transaction. Prior to initiating your wire, please be sure to call our office to verify the information.**

If you have any questions or concerns, please don't hesitate to call or email us!

Dionne H. Blunt  
**Envision Title Katy**  
23302 West Fernhurst Drive #300  
Katy, TX 77494  
346-338-9504  
[katydocs@envisiontitletexas.com](mailto:katydocs@envisiontitletexas.com)

***Dionne H. Blunt***

***Envision Title – Katy***

***Assistant Vice President/Sr. Escrow Officer***

*23302 West Fernhurst Drive #300*

*Katy, TX 77494*

***Office: 346-338-9504***

**[Dionne.Blunt@EnvisionTitleTexas.com](mailto:Dionne.Blunt@EnvisionTitleTexas.com)**

**\*\*Please send all Closing Instructions and Docs to: [KatyDocs@EnvisionTitleTexas.com](mailto:KatyDocs@EnvisionTitleTexas.com)\*\***

**WARNING! WIRE FRAUD ADVISORY – NEVER TRUST WIRING INSTRUCTIONS SENT VIA EMAIL**  
**Wire fraud is on the rise! Please call your Envision Title Escrow Officer immediately to verify any wiring instructions received via email. Important: Do not call a phone number within the wire instructions email--only use a verified number for ENVISION TITLE such as the one on the sales contract, or via an Internet search, etc.**

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**From:** Wael Ellithy <wellithy@arxict.com>  
**Sent:** Friday, December 8, 2023 9:58 AM  
**To:** Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>  
**Cc:** Katydocs <katydocs@envisiontitletexas.com>; Mahmoud Khader <mmkhader@isotopehomes.com>; abeabdouh@aol.com; Karla <karla.pardo@ctt.com>  
**Subject:** Re: Wire transfer

[Warning: External Email Sender]

Hi Dionne,

Thanks for your call and confirmation.

REPS initiated a \$7,000 wire transfer to account x79.

Thanks,

Wael Ellithy

[wellithy@arxict.com](mailto:wellithy@arxict.com)

+1-512-919-0897

On Friday, December 8, 2023 at 07:49:17 AM PST, Dionne Blunt <[dionne.blunt@envisiontitletexas.com](mailto:dionne.blunt@envisiontitletexas.com)> wrote:

Hello Wael!

I'm sorry, my office phone is having issues ☹️ I'm going to call you back now from my personal device, it's a 504 area code.

Thank you!

***Dionne H. Blunt***

***Envision Title – Katy***

***Assistant Vice President/Sr. Escrow Officer***

*23302 West Fernhurst Drive #300*

*Katy, TX 77494*

***Office: 346-338-9504***

**[Dionne.Blunt@EnvisionTitleTexas.com](mailto:Dionne.Blunt@EnvisionTitleTexas.com)**

**\*\*Please send all Closing Instructions and Docs to: [KatyDocs@EnvisionTitleTexas.com](mailto:KatyDocs@EnvisionTitleTexas.com)\*\***

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**From:** Wael Ellithy <[wellithy@arxict.com](mailto:wellithy@arxict.com)>  
**Sent:** Friday, December 8, 2023 9:42 AM  
**To:** Dionne Blunt <[Dionne.Blunt@envisiontitletexas.com](mailto:Dionne.Blunt@envisiontitletexas.com)>  
**Cc:** Katydocs <[katydocs@envisiontitletexas.com](mailto:katydocs@envisiontitletexas.com)>; Mahmoud Khader <[mmkhader@isotopehomes.com](mailto:mmkhader@isotopehomes.com)>;  
[abeabdouh@aol.com](mailto:abeabdouh@aol.com); Karla <[karla.pardo@ctt.com](mailto:karla.pardo@ctt.com)>  
**Subject:** Re: Wire transfer

[Warning: External Email Sender]

Dionne,

Nice to work with you again!

Please call me so I confirm wiring information.

I tried calling your office.

Thanks,

Wael Ellithy

[wellithy@arxict.com](mailto:wellithy@arxict.com)

+1-512-919-0897

On Friday, December 8, 2023 at 07:35:49 AM PST, Dionne Blunt <[dionne.blunt@envisiontitletexas.com](mailto:dionne.blunt@envisiontitletexas.com)> wrote:

This message was sent securely using Zix<sup>®</sup>

Good Morning Dr. Khader,

It's great to be working with you gentlemen again, as well 😊.

Attached you will find our Wire Fraud Alert Notice along with our wiring instructions which require your signature.

**THIS IS THE ONLY TIME YOU WILL RECEIVED THESE WIRING INSTRUCTIONS AND THEY WILL NOT CHANGE NOR WILL WE ATTEMPT TO SEND YOU "UPDATED" WIRING INSTRUCTIONS OR SEND THEM THROUGH REGULAR EMAIL.**

These wiring instructions may be used for depositing earnest money and option fee as well as your cash to close. Please call our office to verify these instructions prior to initiating any wire.

Thank you!

## **Dionne H. Blunt**

*Envision Title – Katy*

**Assistant Vice President/Sr. Escrow Officer**

23302 West Fernhurst Drive #300

Katy, TX 77494

**Office:** 346-338-9504

[Dionne.Blunt@EnvisionTitleTexas.com](mailto:Dionne.Blunt@EnvisionTitleTexas.com)

**\*\*Please send all Closing Instructions and Docs to: [KatyDocs@EnvisionTitleTexas.com](mailto:KatyDocs@EnvisionTitleTexas.com)\*\***

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

**Sent:** Friday, December 8, 2023 9:13 AM

**To:** Dionne Blunt <[Dionne.Blunt@envisiontitletexas.com](mailto:Dionne.Blunt@envisiontitletexas.com)>; Karla <[karla.pardo@ctt.com](mailto:karla.pardo@ctt.com)>; [abeabdouh@aol.com](mailto:abeabdouh@aol.com); Wael Ellithy <[wellithy@arxict.com](mailto:wellithy@arxict.com)>

**Subject:** Wire transfer

[Warning: External Email Sender]

Good morning Dionne,

Good to work with you after too long of inactivity.

Would you kindly send me the wire instructions in an easy and simple way? maybe the Pdf file of the bank details will be good enough. I am Ccing my partner Dr, Wael Ellithy who is taking care of the transfers.

Thank you for your cooperation

Mahmoud

This message was secured by **Zix**®.