**DISBURSEMENT AUTHORIZATION                      File No.:** ${FileNumber}

IN REFERENCE TO THE ABOVE CASE, we the undersigned, agree and understand:

1. The BUYER/BORROWER(S) and/or SELLERS(S), if applicable, hereafter ("PARTIES"), by their signatures below, do hereby acknowledge receipt of a copy of the closing disclosure statement, or other settlement statement(s), (hereafter "STATEMENT"), and do approve and accept the same as a correct presentation of their transaction and authorize ${companyName}, hereafter ("AGENT"), to disburse the funds when all of the agent requirements are satisfied. The PARTIES state under the penalties of perjury that there are no other deeds of trust, mortgages, special assessments levied or pending or other liens or other unpaid bills affecting the property or judgments other than those shown on the STATEMENT. The PARTIES herein agree that this loan and its final disbursement are expressly contingent on the receipt of an updated title report which reflects no liens of encumbrances within six (6) months of the date of this settlement and which have not already disclosed. I/We fully understand that if the updated title report reveals any such lien, judgment or encumbrance which would constitute a lien to which this Deed of Trust/Mortgage would be subordinate, this transaction will be null and void and final disbursement of this loan and any proceeds thereof would not occur. Any and all funds disbursed to the benefit of the PARTIES would immediately be returned.

2. Lender may require, as a condition to making the loan secured by a mortgage that a title insurance policy be procured by the Borrower to secure the Lender. The issuance of the title insurance policy requires a title examination and the Borrower authorizes Lender to obtain a title insurance policy and to include the cost of that policy and of any fees resulting therefrom in the Loan. It is understood and agreed by the said parties that there is no attorney client relationship between PARTIES and AGENT or any of its officers, directors, agents or employees, except as specifically stated otherwise in writing, and that AGENT takes no liability for matters not appearing of record when title examination is made. The PARTIES also hereby acknowledge notification that the company, as a duly licensed agent of the title insurer, is entitled to receive a commission of the title insurance premium to be paid by the company issuing the title insurance policy involved in the settlement of my/our loan and/or purchase.

3. The parties hereto hereby understand and agree that the accuracy of information furnished to the company settling and closing this case, as to insurance, taxes, assessments, principal and interest or assumed deeds of trust, mortgages and other evidences of indebtedness, if any, water and sewer charges, escrow funds and similar items are not guaranteed by AGENT, or its employees, although every effort is made to ascertain this information accurately. It is understood and agreed that AGENT assumes no liability, express or implied, for notices of and/or actual violations of governmental orders or requirements, if any, issued by any departments, office, or other authority of local, State, County or Federal government as to Ownership occupancy, zoning and/or similar laws regulations and/or ordinances. The Parties understand and agree that AGENT may make subsequent proper adjustments in the event any information and/or items on the STATEMENT proves incorrect, or escrow or other funds prove insufficient and agree to pay and/or reimburse AGENT any further sums thus found to be due, including reimbursement for reasonable attorney's fees and costs whenever collection efforts are necessary to recover said sums. The PARTIES understand that the executed settlement documents are being held in escrow and that settlement is not complete until ALL Lender and AGENT requirements are satisfied.

4. The PARTIES understand and agree that during the closing process that certain Non- Public information (NPI) may be disclosed to various third parties in order to facilitate the closing process. Reasonable security efforts will be undertaken to protect this information from unauthorized individuals. The PARTIES expressly authorize AGENT to disclose their NPI to entities including, but not limited to, lenders, real estate agents, appraisers, abstractors, notaries and attorney closing agents, lien holders and others and release AGENT, its principals, officers and employees from any and all liability related to disclosure of any and all NPI.  
  
5. In the event recordation and disbursement of funds are delayed due to the satisfaction of any contingency, or any other circumstances beyond the control of AGENT, then AGENT is authorized and instructed to deduct from the proceeds due to the PARTIES the additional interest due under any loan or loans on the subject property, resulting from delay in paying off a PARTIES loan(s). If applicable, the PARTIES agree to reimburse the company for all such additional interest which they may pay to any secured lender, in order to obtain the necessary release or releases of any secured trust. FURTHER, we the undersigned do hereby certify that we are aware that the Federal Deposit Insurance Corporation (FDIC) coverages apply only to a maximum amount for each individual depositor. The funds for this settlement are being deposited in a federally insured bank for disbursement. We understand that we indemnify and hold harmless AGENT. The Parties understand and agree that AGENT may make subsequent proper adjustments in the event any information and/or items on the STATEMENT proves incorrect, or escrow or other funds prove insufficient and agree to pay and/or reimburse AGENT any further sums thus found to be due, including reimbursement for reasonable attorney's fees and costs whenever collection efforts are necessary to recover said sums for any loss occurring which arises from the fact that the amount of the loan may cause the aggregate amount of any individual depositor's accounts to exceed the insured maximum and that the excess amount is not insured by the FDIC or that FDIC insurance is not available on certain types of bank instruments.

DATE: ${Date-Today-Words2DigitDay}

${BuyerAndSellerSignatures}