

Investors Title & Breglio Law Closing Policies & Fees

As we close a number of real estate investor deals, please review the below policies. We will adhere to them and it will make your transaction much smoother if you do as well.

1. Please send all title requests and other emails to title@bregliolaw.com and cc whitney@investorstitle.net.
2. Please write the FULL Property Address in the subject line on all emails and documents.
3. All documents must be sent via email and in PDF format. No JPEGs.
4. Also, please include the printed name, phone number and email address of ALL parties on your contracts and assignments, or in the original email.
5. **Any item on the settlement statement MUST be provided in writing, on PAPER and SIGNED by the appropriate party or parties.** This means anything with a number, from purchase price to who's paying closing costs.
6. ALL real estate commissions MUST be provided on your broker's commission sheet.
7. We must have ALL required documents the DAY BEFORE a closing.
8. We do NOT schedule any closing until we have all documents and a clear to close. We do NOT schedule sellers until the buyer has provided all necessary documents and is ready to close.
9. Only our office schedules a day and time. If you want to attend closing, let us know and we will notify you when we have a clear to close.
10. Do NOT tell your sellers when they will receive their funds. We will discuss that with the sellers at settlement.
11. All closings with Jeff, Cody and Andrea will take place at Breglio Law Office location (234 E 2100 South, Salt Lake City), except for extenuating circumstances. To close at ANY other location requires approval from our office.
12. There may also be a canceled file fee of \$99 if there are issues with the number of canceled files with a particular client. This is invoiced by Breglio Law Office.
13. If a property report is ordered prior to the property being under contract, there may be a \$200 fee for that report if the transaction does not close.

You can get standard estimated title fees at: www.investorstitle.net/rates. Note that your exact fees may vary.

Please note there is an extra \$100 closing fee on investor deals to cover the extra handling and time load for these transactions. These are wholesale deals, seller finance, cash and other similar investor transactions. This fee does not apply to refinances, post-flip sales, retail sales or sales driven by real estate agents.