



SELLER'S PREFERRED TERMS

- **T.A. of Southern Idaho** is the seller's preferred title company, if seller is paying the Title Insurance-Standard Coverage.
- Please fill in appropriate RE-21 Purchase & Sale Agreement lines as follows:

(B). TITLE COMPANY: The parties agree that TA of Southern Idaho Title Company located at 995 S Allante PI Boise ID 83709 shall provide the title policy and preliminary report of commitment.

(C). STANDARD COVERAGE OWNER'S POLICY: SELLER shall within a reasonable time after closing furnish to BUYER a title insurance policy in the amount of the purchase price of the PROPERTY showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out

39. CLOSING: On or before the closing date, BUYER and SELLER shall deposit with the closing company all funds and instruments necessary to complete this transaction. Closing means the date on which all documents are either recorded or accepted by an escrow agent and the sale proceeds are available to SELLER. The closing shall be no later than (Date) DATE. The parties agree that the CLOSING COMPANY for this transaction shall be TA of Southern Idaho located at 995 S Allante PI Boise ID 83709. If a long-term escrow / collection is involved, then the long-term escrow holder shall be (If Applicable).

- Please Include with Offer: **Loan Commitment Letter or Proof of Funds, & Seller's Property Disclosure (RE25, if applicable)**
- Local Lenders, Cash, or Financing that can close efficiently shall be given priority.
- Standard closing or quick closing preferred

WE APPRECIATE YOUR EFFORT IN PRESENTING A CLEAN OFFER!