



## ***SELLER INFORMATION SHEET***

Seller: \_\_\_\_\_ SS # \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Are you a U.S. Citizen [ ] Legal U.S. Resident [ ] Foreign Person [ ]

Seller: \_\_\_\_\_ SS # \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Are you a U.S. Citizen [ ] Legal U.S. Resident [ ] Foreign Person [ ]

FIRPTA: If you the seller, are not a U.S. Citizen or Permanent Resident of the United States, you may be subject to FIRPTA. FIRPTA(Foreign Investment in Real Property Tax Act) is defined as a United States tax law that imposes U.S. income tax on foreign persons selling U.S. real estate. Under this law, if a buyer purchases U.S. real estate from a foreign person, the buyer may be required to withhold 15% of the sales price. The buyer must then file Form 8288 to report and transmit the tax withheld to the IRS by the 20th day after the transfer. Are you subject to FIRPTA? YES [ ] NO [ ] Unknown [ ]

Property Address: \_\_\_\_\_

Forwarding Address: \_\_\_\_\_

Marital Status: \_\_\_\_\_

Estimated Closing Date: \_\_\_\_\_

Is Property being sold your: [ ] Primary Residence; OR [ ] 2nd Home/Investment?

Please answer the following: Will you be “attending” closing? [ ] Yes [ ] No

Would you like us to perform a “mail away” closing? [ ] Yes [ ] No

Will you be using a Power of Attorney? [ ] Yes [ ] No

Does the property have a tenant? \_\_\_\_\_ Will it be sold as tenant occupied? \_\_\_\_\_

### **HOMEOWNERS ASSOCIATION**

Please fill in HOA/Condo Association info: HOA/CONDO NAME:

\_\_\_\_\_

HOA Master/Second Association (If applicable):

\_\_\_\_\_

Management Company (if applicable):

\_\_\_\_\_

Phone # \_\_\_\_\_ Email: \_\_\_\_\_

**Current Mortgage**

Please provide current mortgage information:

Lender #1: \_\_\_\_\_ Phone # \_\_\_\_\_ Loan # \_\_\_\_\_

Lender #2: \_\_\_\_\_ Phone # \_\_\_\_\_ Loan # \_\_\_\_\_

If purchasing another home, please provide name of title company for that closing: \_\_\_\_\_

**Disbursement Wire Instructions:**

Bank Name: \_\_\_\_\_

Name on Account: \_\_\_\_\_

Address associated with this Bank Account: \_\_\_\_\_

Account Number: \_\_\_\_\_

FEDWIRE Routing No: \_\_\_\_\_

Any Further Instructions: \_\_\_\_\_

**\*\*Many banks have a different routing number for wires, and do not use the routing number associated with your personal account. Please confirm the correct wire routing number with your bank, and write that routing number on the above line for FEDWIRE routing number. Failure to provide the correct routing number may delay your wire by 24 hours.\*\***

**Re-Issue Credit**

Please read carefully as you may be entitled to a Re-issue rate (a reduced premium for title insurance). If you meet one or more of the below criteria, please provide a copy of the previous policy along with the return of this information sheet. You are eligible for a Re-issue rate if your transaction falls within one of the following categories:

1. If you have purchased this property within the last three (3) years.
2. Unimproved Land- The Reissue rate may be available on policies on real property which is unimproved except for roads, bridges, drainage facilities, and utilities.
3. Refinancing Transactions- The Reissue rate is available on mortgage policies issued on refinancing of property insured by an original owner's policy which insured the title of the current mortgagor.

**Authorization to Furnish  
TILA-RESPA Integrated Disclosure ("TRID")**

I hereby Authorize you to disclose and furnish a copy of a HUD-1 closing/settlement statement provided in relation to the closing of the real estate transaction involving the Property to the below-named Brokers or Brokers' authorized representative. If there are not any real estate agents or brokers involved, this section can be left blank. However, please sign the next page.

**Name of Listing Broker:**

\_\_\_\_\_

**Broker's License Number:**

\_\_\_\_\_

**Name of Listing Agent:**

\_\_\_\_\_

**Agent License Number:**

\_\_\_\_\_

**Address:** \_\_\_\_\_

**City, State Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Sellers/Homeowners Authorization, Mortgage Payoff, Lien Search & HOA Estoppel Disclosure:**

I, the undersigned, give Apiary Title, LLC my permission to obtain information concerning my mortgage and the payoff statement for same and an estoppel letter regarding HOA payments and/or fees owed. Additionally, I understand that if a lien search and estoppel letter is ordered in connection with my real estate transaction, Apiary Title, LLC will still require payment from me for the lien search and estoppel letter in the event the closing does not occur. Otherwise, the lien search and estoppel letter fee will be charged on your closing statement.

\_\_\_\_\_  
*Seller Signature* *Date*

\_\_\_\_\_  
*Seller Printed Name*

\_\_\_\_\_  
*Seller Signature* *Date*

\_\_\_\_\_  
*Seller Printed Name*