

You've decided to sell your property and now you will need a title exam.

A title exam is a search into the public records that pertain to your property to verify your ownership and to disclose any liens against it. This exam is mandatory in order for you to obtain title insurance. If this exam uncovers problems - such as unreleased mortgages, misfiled paperwork, or typos on filed documents - you as the seller must fix all outstanding issues to ensure that your title is marketable & insurable. Waiting to have a title exam performed can result in delays in receiving your proceeds check, not being able to move on time, or even losing your buyer!

With Smart Start[®], you are paying for the same title exam that you are required to have before you can transfer your property.

But, if you get a Smart Start[®], we do the exam NOW, before you have a buyer, and give you enough time to resolve potential problems. The exam is good for one year - giving you plenty of time to sell. This also gives us enough time to resolve any issues your title may have so that you are not delayed at closing.

Not convinced yet? *Smart Start[®] will save you \$125!*

What if we told you that Smart Start[®] will save you \$125 in closing costs? By allowing us time to prepare in advance, you will qualify for Gateway's "Special Smart Start[®]" Title Exam Fee, which is \$250. If you choose to wait until closing you will be required to pay Gateway's Standard Title Exam Fee of \$375.

Do you qualify to receive this benefit? *Start SAVING TODAY!*

You are eligible for our Smart Start[®] program if you have not yet signed a purchase agreement. Contact one of our title consultants about Smart Start[®] and start SAVING TODAY!

Yes!! Smart Start[®] my title exam today!!

Mail this form to us along with check, money order, or credit card authorization for \$250, and we will process your order immediately. Credit card orders may be placed online at gatewaytitle.com, fax this form to (440) 546-9665, or call your title consultant at (440) 546-9660 Brecksville

Date.....

Name..... Marital Status.....

Property Address.....

Date of Purchase.....

City/State/Zip.....

Phone.....

Mailing Address: (If not same as property).....

Credit Card Number.....

Circle One: MC Visa

It would be beneficial, but not required at this time, for you to provide us with your social security number. We understand if you are reluctant. Providing a minimum of the last 4 digits, for exam purposes would suffice. This information is strictly used to eliminate liens that may be associated with your name. Thank you.

Expiration Date..... SSN: _____ - _____ - _____

Note: If purchase agreement date is before the date of this order, you do not satisfy the above conditions and the balance of \$125 will be charged to you at closing. Smart Start fee is non-refundable if property does not sell or if title work is done by another title company.