



215-15 Northern Blvd. Suite 101
Bayside, NY 11361
Phone: (718) 687-4900
Fax: (718) 423-5373
Email: Info@TitlesNY.com

ESCROW AGREEMENT-FINANCING TRANSACTION

The parties have agreed to close the above file via mail. This letter constitutes the instructions of all parties to engage in a remote/mail away closing, through which Seller is transferring the premises known as _____, under title number: _____ (the "**Property**").

Seller's attorney agrees to deliver in Escrow to Register Abstract ("Escrow Agent") the following:

1. Original executed Deed;
2. Photo ID for each Seller;
3. Title Escrow Agreement if applicable; and
4. Title affidavits.

Purchaser's attorney agrees to deliver to Register Abstract the following documents:

1. Fully executed transfer tax returns;
2. Title affidavits; and
3. Title Escrow Agreement if applicable.

Lender's attorney agrees to deliver to Register Abstract the following documents:

1. Original Mortgage;
2. Original CEMA with 255 affidavit if applicable;
3. Original BLA if applicable;
4. Original Section 22 Affidavit if applicable

The undersigned, hereby expressly agrees that the above documents shall be held in escrow and not released for recording until such time as the following conditions have all been completed:

1. Seller has acknowledged receipt of the proceeds;
2. Register has received payment in full for all title charges;
3. Register has received funds to payoff any existing mortgages if applicable;
4. If Register is disbursing funds, executed Disbursement Statement;
5. Register confirms that all documents in its possession have been properly executed and in recordable form; and
6. Written authorization via email is received to confirm the release of the documents.

The parties to this agreement agree to indemnify and hold the Escrow Agent harmless from and against any and all claims, losses, costs, liabilities, damages, suits, demands, judgments or expenses, including, but not limited to, attorney's fees, costs and disbursements, (collectively "Claims") claimed against or incurred by Escrow Agent arising out of or related, directly or indirectly, to the Escrow Agreement and the Escrow Agent's performance hereunder or in connection herewith, except to the extent such Claims arise from Escrow Agent's willful misconduct or gross negligence as adjudicated by a court of competent jurisdiction.

By Acceptance of this letter, you agree to the terms of the escrow, as set forth above and have no objection to the same, unless further indicated, in writing, to the below.



REGISTER ABSTRACT
COMPANY INC.

215-15 Northern Blvd. Suite 101
Bayside, NY 11361
Phone: (718) 687-4900
Fax: (718) 423-5373
Email: Info@TitlesNY.com

Agreed and accepted

Register Abstract Company Inc.
By:

Attorney for Purchaser

Attorney for Seller