

StoneBridge Land Title Agency, Inc.  
11800 Conrey Road  
Suite 220  
Cincinnati, Ohio 45249



SELLER CLOSING INSTRUCTIONS

Seller: \_\_\_\_\_

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

Re:           Buyer: \_\_\_\_\_

                  Purchase Price: \_\_\_\_\_

                  Seller's Agent: \_\_\_\_\_

                  SLTA File No.: \_\_\_\_\_

                  Real Estate  
                  Contract Dated: \_\_\_\_\_

In consideration of the Seller's acceptance of the offer of Closing Protection Coverage pursuant to Ohio Revised Code Section 3953.32 and the agreement to pay the applicable premium, this Agreement represents the written instructions of the Seller(s) with respect to the closing of the transaction described above. The Seller is conveying to the Buyer the real property described in the Real Estate Contract (the "Contract"), which is attached to these instructions. The undersigned expressly acknowledges and agrees that the attached is a copy of the fully integrated contract.

Upon receipt of Good Funds (as defined by Section 1349.21) sufficient to close this transaction, and Escrow Agent's determination that it can close the transaction in accordance with the Contract, the Buyer's Closing Instructions, the Lender's Closing Instructions and these instructions, including the Special Conditions hereinafter set forth, Escrow Agent is authorized and directed to do all of the following:

1. Deliver the Deed per the Buyer's instructions.
2. Pay the conveyance fees and/or taxes as required.
3. Payoff the current mortgages and other encumbrances per the creditor's instructions.
4. Pay the real estate commissions in accordance with the approved Settlement Statement.
5. Prorate and pay taxes in accordance with the approved Settlement Statement
6. Disburse the other funds in accordance with the approved Settlement Statement.
7. Unless separate instructions have been provided, disburse the Seller proceeds by a check drawn on the Escrow Agent's IOTA Account.

Unless otherwise agreed in writing, Escrow Agent's duties and obligations shall be determined in accordance with its Standard Conditions of Escrow, which are attached to these instructions.

If the Escrow Agent receives inconsistent instructions and cannot close the transaction in the manner described above, the Escrow Agent is directed to stop the closing, and obtain written instructions approved by all parties.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

Accepted and Agreed to:

StoneBridge Land Title Agency, Inc.

\_\_\_\_\_  
Escrow Officer