

_____ **Event No.** _____ / _____

Property Address: _____

BUYER’S CHOICE OF ESCROW/CLOSING AGENT AND TITLE COMPANY

NOTICE: PURSUANT TO THE CALIFORNIA “BUYER’S CHOICE ACT,” A SELLER (DEFINED AS “A MORTGAGEE OR BENEFICIARY UNDER A DEED OF TRUST WHO ACQUIRED TITLE TO RESIDENTIAL REAL PROPERTY IMPROVED BY FOUR OR FEWER DWELLING UNITS AT A FORECLOSURE SALE”) SHALL NOT REQUIRE DIRECTLY OR INDIRECTLY, AS A CONDITION OF SELLING THE PROPERTY, THAT TITLE INSURANCE COVERING THE PROPERTY OR ESCROW SERVICE PROVIDED IN CONNECTION WITH THE SALE OF THE PROPERTY BE PURCHASED BY THE BUYER FROM A PARTICULAR TITLE INSURER OR ESCROW AGENT. HOWEVER, A BUYER MAY AGREE TO ACCEPT THE SERVICES OF A TITLE INSURER OR AN ESCROW AGENT RECOMMENDED BY THE SELLER IF WRITTEN NOTICE OF THE RIGHT TO MAKE AN INDEPENDENT SELECTION OF THOSE SERVICES IS FIRST PROVIDED BY THE SELLER TO THE BUYER. THIS NOTICE IS PROVIDED TO THE BUYER TO NOTIFY BUYER THAT BUYER HAS THE RIGHT TO MAKE AN INDEPENDENT SELECTION OF TITLE INSURER AND ESCROW SERVICES.

By having registered for and participated in the auction event, I/We acknowledged having received, read and understood the notice set forth above and represented the following:

(a) that the Seller has not directly or indirectly required the use of the Escrow Agent or Title Company for the escrow or title services described in the Purchase Agreement; and

(b) that the Escrow/Closing Agent and the Title Company were either (i) chosen by Buyer to provide the escrow and/or title services required for the Purchase Agreement or (ii) were recommended by Seller and agreed to be used by Buyer to provide the escrow/closing and/or title services required for the Purchase Agreement.

Dated: _____

Dated: _____

BUYER:

CO-BUYER:

Buyer Signature

Co-Buyer Signature

Buyer Printed Name

Co-Buyer Printed Name