

Foxtrot Abstract Disclosure

Affiliated Business Arrangement Disclosure Statement (ABA)

PROPERTY ADDRESS: _____ **Today's Date:** _____

Will this be your primary Residence? ☐ YES ☐ NO ☐ Other-please explain _____

Buyer's Name: _____ **Email:** _____ **Phone:** _____

Buyer's Name: _____ **Email:** _____ **Phone:** _____

Lender's Name: _____ **Email:** _____ **Phone:** _____

Write "Cash" if this is a cash sale

This is to give you notice that Springer Realty Group, its owners, its real estate agents, as well as multiple associated entities have a business relationship with **Foxtrot Abstract, LLC**. The relationship includes common indirect ownership and business relationships including partnerships, advertising agreements, and/or office leases. Because of these relationships, the referral of a customer (including you) to **Foxtrot Abstract, LLC** may provide the referral source, its affiliates, and/or its employees with financial or other benefits.

THERE ARE FREQUENTLY OTHER PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO VERIFY YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

LOAN SETTLEMENT/TITLE INSURANCE

Foxtrot Abstract LLC, 255 W Uwchlan Avenue, Downingtown, PA 19335

Set forth below is the estimated charge or range of charges for the settlement services listed. **You are NOT required to use the listed provider(s) as a condition for settlement of your loan on, or purchase, sale, or refinance of, the subject property.**

PROVIDER	SERVICE	ESTIMATED RANGE OF CHARGES
Foxtrot Abstract, LLC	Settlement fees, including doc preparation, search, exam and closing fees.	\$0 to \$10,000. Fees vary depending on transaction type and state.
	Escrow Fees.	Fees vary based on purchase price; availability of service varies by provider and location.
	Title Charges	See Title Insurance Chart below.

TITLE CHARGES FOR AFFILIATES

Estimate of range of charges generally made by provider

STATE	SALES PRICE	Premium for Affiliates
NJ	First \$100,000	\$5.25 per \$1,000 of coverage
	\$100,001 - \$500,000	add \$4.25 per \$1,000 of coverage
PA	\$500,001 - \$2,000,000	add \$2.75 per \$1,000 of coverage
		Enhanced policy is 120% of above rates. Simultaneous issue of Lenders Policy (NJ) is \$25.00. Lender required endorsements are \$25.00 each. Closing Service Letter per Lender Policy is \$75.00
PA	First \$30,000	\$569.00 flat fee
	\$30,001 - \$45,000	add \$7.41 per \$1,000 of coverage
PA	\$45,001 - \$100,000	add \$6.27 per \$1,000 of coverage
	\$100,001 - \$500,000	add \$5.70 per \$1,000 of coverage
PA	\$500,001 - \$1,000,000	add \$4.56 per \$1,000 of coverage
	\$1,000,001 - \$2,000,000	add \$3.42 per \$1,000 of coverage
PA		Lender required endorsements (PA) range between \$50-\$100. Closing Protection Letter (CPL) per Lender Policy is \$125.00.

ACKNOWLEDGEMENT

I/we have read this disclosure form and understand that the referral source may refer me/us to purchase the above-described settlement service(s), and I/we understand that any such referral may provide the referral source, its affiliates, and/or its employees with a financial or other benefit.

Buyer's signature _____ **Date** _____

Buyer's signature _____ **Date** _____