

**REAL ESTATE CLOSING MULTIPLE REPRESENTATION
LETTER AND ACKNOWLEDGMENT**

We, Epting & Gillis, LLC, are pleased to have been chosen to be of service in this real estate transaction and wish to see this venture succeed. However, since the closing of real estate is a legal transaction, we must inform all parties of our role and representations.

This closing involves the preparation, explanation, and proper execution of many documents and reports. The South Carolina Bar Association has recognized that there are common interests of all parties in the consummation of a real estate transaction. However, in some situations, there may be competing interests which would prohibit an attorney from representing all parties involved. For example, an attorney performing ministerial services for a closing who is not expected or required to give legal advice can do so without any conflict of interest. However, if any negotiations or legal advice are required, then a conflict may arise which may result in the attorney having to withdraw from representation that will be prejudiced by or will prejudice another client's interest. In an effort to explain the attorney's role and in the spirit of full disclosure, the following is a list of possible clients and duties to each:

- [1] The Seller - preparation of the deed, paying off liens
- [2] The Buyer - examine the title and conduct the closing, explanation and oversight of documents, etc...
- [3] The Lender - examine the title and the preparation, execution, and recording of documents
- [4] Title Insurance - The attorney is the **agent** for the title insurance company in preparing title insurance policies for lenders and owners. There will be compensation to the title agency for this service.

Having been informed of the above, if any party has reservations, they are encouraged to seek legal representation of their own choosing **before** consummating this transaction, and have been given ample opportunity to do so.

Having READ, UNDERSTOOD, and AGREED to the above, the undersigned parties hereby sign below as evidence of their intent to proceed with this transaction.
