



Dear Homebuyer:

Congratulations on your new home! The purchase of a new home is both exciting and stressful. At Select Title, it is our desire to make your home purchase enjoyable and your closing process easy.

First let me start by letting you know that my husband bought his first home almost 40 years ago, it too was a Patterson new construction home and he has never been unhappy with that decision. Let me assure you that Patterson Homes has been and continues to be an excellent home builder, with a long and outstanding track record.

Select Title has been selected by Patterson Homes, Inc. to complete the title work and escrow closing of your new home. In order to expedite the closing process it is important that you:

- 1) Notify your Mortgage lender, as soon as possible, that Select Title will be doing your title work and closing so we can prepare necessary title work and make preparations. Per your Earnest Money Contract split closings are not allowed unless agreed otherwise in writing.
- 2) Provide your lender with all formation requested, final addendums as well as Select Title's information i.e. address, phone numbers, emails, etc.
- 3) Complete Phase III (the Closing Phase) of your new home purchase with your Patterson Construction Sales Representative and review all pertinent information as outlined there. You can review a lot of this information on line at www.phutah.com.
- 4) Provide home owners insurance.
- 5) Bring legal identification such as a driver's license.
- 6) Upon successful acceptance and approval of you loan and completion of your home schedule a settlement/closing date and time with the escrow department at Select Title. This is where you will sign your final closing documents with Selena Reeves or another Escrow Officer.
- 7) Obtain a cashier's check make payable to Select Title Insurance Company for you closing funds. You can obtain an exact dollar amount by contacting our escrow department the day of your closing or e-mail selena@SelectTitleInsurance.com.

In an effort to provide you with the best value, Select Title has been instructed by Patterson Homes to provide you with an extended owner's policy. This is an upgraded policy which will protect you from any unrecorded and unpaid mechanics liens and is provided at no additional expense to you.

We hope to earn your trust in this closing process and to provide you with a valuable service. In the future we hope you will not only consider Patterson Construction/Patterson Homes, Inc. for your housing needs but also Select Title for any future title insurance needs. Within the next six years if you need to refinance your mortgage we would be happy to offer a significant additional discounted rate on your title insurance premium.

Once again congratulations on your purchase from a Patterson Homes, Inc. If we can be of further service please don't hesitate to contact us.

Sincerely,

Wendy L. Wilson
President