
River City Settlements, LLC

Buyer Information Form {Corporation, LLC, Partnership, Trust}

Thank you for allowing River City Settlements, LLC, to help you with the purchase of your property. We are asking you for this information so that we can close your transaction quickly and efficiently.

Please circle the appropriate answers and fill in all the blanks to the best of your ability. Upon completing this form, please email to brianna@rivercitysettlements.com.

Should you have any questions or need assistance completing this form, please contact Brianna Bagbey at 434.710.4399.

We look forward to working with you and thank you for the opportunity to be of service.

Property Address: _____

1. BUYER'S NAME: _____

TAX ID NUMBER: _____

AUTHORIZED SIGNOR ON BEHALF OF COMPANY: _____

PHONE: _____ CELL: _____

EMAIL: _____

ADDRESS: _____

2. **WILL THE AUTHORIZED SIGNOR BE PRESENT FOR CLOSING?** YES NO
If yes, please advise if we need to accommodate any physical limitations that will prevent you from going upstairs (our office does not have an elevator).
3. **IS THE COMPANY ACTIVE WITH THE VIRGINIA STATE CORPORATION COMMISSION?** YES NO
Please provide all documents for the Corporation, LLC, or Trust
4. **IS THE COMPANY CURRENTLY IN BANKRUPTCY?** YES NO
If yes, please provide the Order from the bankruptcy court authorizing the sale of the property.
5. **DOES THE COMPANY WANT A SURVEY COMPLETED?** YES NO
6. **DOES THE COMPANY WANT AN OWNER'S TITLE INS. POLICY?** YES NO
7. **WILL THE COMPANY BE OBTAINING A MORTGAGE?** YES NO
If yes, please complete the below information

Name of Lender: _____

Contact Person: _____

Phone Number: _____ Email: _____

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FORMS OF TENANCY

I/We hereby direct the River City Settlements, LLC to vest title in my/our name(s) using the following description (*please check one*):

AS TRUSTEE (under a named Trust Agreement) – A copy of the trust agreement and all amendments thereto, will be provided to River City Settlements, LLC, for review herewith. Since the trust contains the powers to sell, lease, mortgage, convey and encumber said property, it is our desire that the Powers statement be placed on the deed so that the trust agreement will not have to be recorded in the public records of the county in which the property is located. **NOTE: The Trust must be reflected as the Purchaser on the Agreement for Sale and Purchase.**

AS TRUSTEE without powers (Trust must be reflected as the Purchaser on the Sales Contract)

AS A LIMITED LIABILITY COMPANY (LLC) OR CORPORATION
A copy of the operating agreement and all amendments thereto, will be provided to River City Settlements, LLC, for review herewith. Since the operating agreement contains the powers to sell, lease, mortgage, convey and encumber said property, **NOTE: The LLC or Corporation must be reflected as the Purchaser on the Agreement for Sale and Purchase.**

OTHER – We request, as the purchasers, that the title be placed in our names in the following manner:

The above are common options and are provided only as a convenience to our customers and is not to be considered legal advice.

ADDITIONAL INFORMATION:

I /we, the undersigned, hereby certify that all the information provided on this Buyer Information Form is true, correct, and accurate to the best of our knowledge. I/we also acknowledge that providing false information in an attempt to commit fraud could subject us to state and federal criminal and civil penalties.

BUYER Date: _____

BUYER Date: _____

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