
River City Settlements, LLC

Buyer Information Form

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 completion of this form please email back 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: _____

Please provide the exact name as printed on your driver's license.

GENDER: MALE/ FEMALE MARITAL STATUS: MARRIED/ SINGLE/WIDOW

SOCIAL SECURITY NUMBER: _____

DATE OF BIRTH: _____

PHONE: _____ CELL: _____

EMAIL: _____

POST CLOSING ADDRESS: _____

This is the address we will send all your documents to after closing.

2. BUYER'S NAME: _____

Please provide the exact name as printed on your driver's license

GENDER: MALE/ FEMALE MARITAL STATUS: MARRIED/ SINGLE/WIDOW

SOCIAL SECURITY NUMBER: _____

DATE OF BIRTH: _____

PHONE: _____ CELL: _____

EMAIL: _____

POST CLOSING ADDRESS (IF DIFFERENT): _____

This is the address we will send all your documents to after closing.

3. **WILL YOU 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).
4. **ARE YOU CURRENTLY IN BANKRUPTCY?** YES NO
If yes, please provide the Order from the bankruptcy court approving the purchase.
5. **WILL YOU BE USING A POWER OF ATTORNEY FOR CLOSING?** YES NO
If yes, please send us the ORIGINAL power of attorney as soon as possible.
6. **DO YOU WANT A SURVEY COMPLETED?** YES NO
7. **DO YOU WANT AN OWNER'S TITLE INSURANCE POLICY?** YES NO
8. **ARE YOU A U. S. CITIZEN?** YES NO
9. **WILL YOU BE OBTAINING A MORTGAGE?** YES NO
If yes, please complete the below information.

Name of Lender: _____

Contact Person: _____

Phone Number: _____ Email: _____

Should you have any questions or need assistance completing this form, please call 434.710.4399

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*):

HUSBAND AND WIFE – Creates an estate by the entirety wherein the title to the property reverts to the survivor in the event of death upon recordation of certain documents (Both parties must be a part of the contract)

JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP – Creates an estate wherein the title to the property reverts to the survivor(s) who hold title in the event of death of one owner, upon recordation of certain documents.

TENANTS IN COMMON – Creates an estate wherein each person who holds title holds an individual interest (i.e.: two people hold title; each hold an undivided one-half interest). Upon the death of a title holder, probate will have to be done in the County and State in which the property is located to pass title to the heirs of that person.

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)

A SINGLE PERSON (unmarried)

A MARRIED PERSON (married but purchasing as sole and separate property)

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:

Should you have any questions or need assistance completing this form, please call 434.710.4399

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: _____

Should you have any questions or need assistance completing this form, please call 434.710.4399