

Lender: **A Texas Bank**
Borrower: **Sample Borrower**
Property: **123 Property address, Arlington, Texas 76017**

Texas Attorney Review of Documents Affecting Title to Real Property in Texas
(Required by Texas Govt Code 83.001)

PeirsonPatterson, LLP Legal Review Findings

The Firm has reviewed the attached documents affecting title to real property in Texas and the title resource documents (title commitment or title report and/or survey, etc.) provided by Lender. Based upon that review, we find the following:

[X] Assuming the title resource documents provided are both accurate and complete, if properly executed by the appropriate parties and, as applicable, properly recorded in the appropriate jurisdiction, the attached documents are legally sufficient to create a valid and enforceable lien against the real property offered as collateral, and create a binding obligation on the parties executing said documents.

[] The attached documents ARE NOT legally sufficient to create a valid, enforceable, lien against the real property offered as collateral, and/or binding obligation on the parties executing said documents for the following reasons:

Reviewer for PeirsonPatterson, LLP, Attorneys:

P&P Staff's name 4/29/2016

By: _____
Date

Lender: **A Texas Bank**
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Property: **123 Property address, Arlington, TX 76017**

Attorney Representation Notice

Loan # 54321

This Attorney Representation Notice (“Notice”) is entered into between PeirsonPatterson, LLP (“We”, “our” or “us”) and **Sample Borrower** (“you” or “your” whether one or more), herein referred to as “Borrower”.

LOAN DOCUMENTATION. PeirsonPatterson, LLP (We”, “us” or “our”) has performed a legal review of the legal instruments involved in this loan using information supplied by the Lender and other third parties. We have acted only on behalf of the Lender. We and the Lender have not assisted or rendered legal advice to Borrower with respect to the loan or the Property securing it or the documents executed in connection with it. If Borrower has any questions about the meaning of any document or Borrower’s legal rights, Borrower should retain personal legal counsel for advice in this transaction.

DESCRIPTION OF LEGAL SERVICES PERFORMED. We performed a legal review of, all or part of the following legal instruments affecting title to the Property: Deed (if a purchase transaction), Note, Security Instrument and Assignment of Lien (if requested).

DISCLAIMER OF REPRESENTATION OR WARRANTY. We have not conducted a title search on the Property, and make no representation or warranty about condition of the title, access to the Property or any other matters that might be revealed from Borrower’s examination of a survey, title information, or the Property itself. **Borrower is cautioned to make sure the Deed delivered to Borrower conveys what Borrower has contracted to purchase.**

DATA SUPPLIED BY LENDER. All loan and Property data we have used to perform the legal services described herein has been supplied by the Lender. We make no representations regarding the value or description of the Property, conformance with any limitations on fees or waiting periods, or any other matters outside our control.

RESPONSIBILITY FOR PAYMENT OF FEES. As part of Borrower’s obligation to pay the expenses of the Lender in connection with the preparation of the legal documentation, Borrower agrees to pay directly to us at loan closing, the amount indicated on the Attorney Invoice, unless Lender has noted otherwise in their closing instructions.

BASIS FOR FEE. The document preparation legal review fee charged by us is based on a per transaction charge rather than an hourly fee. This fee is intended to provide fair compensation for our services, taking into consideration the time and labor required, the complexities of the questions involved, and the skill required to perform the services. Other considerations include our expertise in the complexities of the real estate practice, the necessary overhead associated with the rendering of the services and our assumption of risk in the rendering of the services. There has been no charge made for any disclosures or information required by the Real Estate Settlement and Procedures Act, the Truth-in-Lending Act or the Homeowners’ Protection Act.

Borrower hereby acknowledges receiving and reading a copy of this Notice and affirms the accuracy of their respective statements contained herein.

Signature

Date

Sample Borrower

[Sign Originals Only]

Attorney Rep Notice

Attorney Invoice
PeirsonPatterson, LLP
 2310 Interstate 20 W, Suite 100
 Arlington, TX 76017
 Phone: (817) 461-5500 Fax: (817) 856-6060

Invoice To:

ABC Title Co
 123 Test Title Co
 Arlington, TX 76017
 Phone: (888) 888-8888 Fax:
 GF Number: 12345

Date	Order #	Description	Amount
4/14/2016	201604140138	For professional services in connection with the review of real estate documents for the benefit of Lender	\$100.00

Lender:

A Texas Bank
 2310 Interstate 20 West, 100
 Arlington, TX 76017-1668
 Phone: (123) 456-7890 Fax:
 Closer: Sample Contact
 Loan # 54321

Property:

123 Property address
 Arlington, TX 76017

Borrower(s):

Sample Borrower

TO INSURE PROPER CREDIT, PLEASE RETURN COPY OF INVOICE WITH REMITTANCE AND PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR CHECK.

MAKE CHECK PAYABLE TO: * PeirsonPatterson, LLP. - ARLINGTON *
DO NOT MAIL TO DALLAS - MAIL CHECK TO ARLINGTON

The fee(s) on this invoice must be separately itemized on the closing statement and shown as a fee to the Lender's attorney. Please contact this office immediately should the transaction be cancelled so that our billing department can close this account. Please make your payment within three days following the closing.

Please do not staple checks to this invoice.
 THANK YOU FOR YOUR BUSINESS.

Invoice