

SWB will schedule each closing for one hour. *However, it is our goal to be as prepared and efficient as possible when closing each transaction.*

BUYER INFORMATION:

- Prior to closing, be prepared to provide your lender information, homeowner's insurance; termite letter; home warranty.
- At closing, be prepared with your valid photo ID, such as driver's license, passport or state issued ID; documents required by your lender; and cashier's check in the amount needed to close.
- If you cannot attend the closing for any reason, obtain a Power of Attorney from SWB, execute fully and provide the original document to SWB prior to the closing date.
- After closing, please contact your closing attorney from SWB with any questions. You can expect to receive your original Warranty Deed in 2-4 months from SWB. Your title policy will be forwarded with your original Warranty Deed.

SELLER INFORMATION:

- Prior to closing, be prepared to provide the following: forwarding address and whether you are a citizen of Georgia and the United States; social security number; payoff information for any loans against the property which you are selling; information about any homeowner's association; if the property is your principal residence.
- At closing, you should be prepared with a valid photo ID; home warranty; house keys, garage door opener and any other items to provide to the Buyer; any documents required by the Contract or requested by SWB.

Why should you choose SWB to close your residential transaction?

1. **COST:** Our fees will be lower than most and competitive with all firms.
2. **ATTENTION:** At SWB, we will provide you with the best service possible. You will be treated as our only client at all times during your transaction.
3. **LOCATION:** We are conveniently located at Paces Ferry Road and 285. Our office is accessible and our parking is free.
4. **CONVENIENCE:** If necessary, we will travel to close your transaction. Our job is to complete your closing and we will do whatever we can to make that happen.
5. **STAFF:** Our staff has been together for years and they strive to keep the clients happy.



SWB SLUTZKY, WOLFE AND BAILEY, LLP

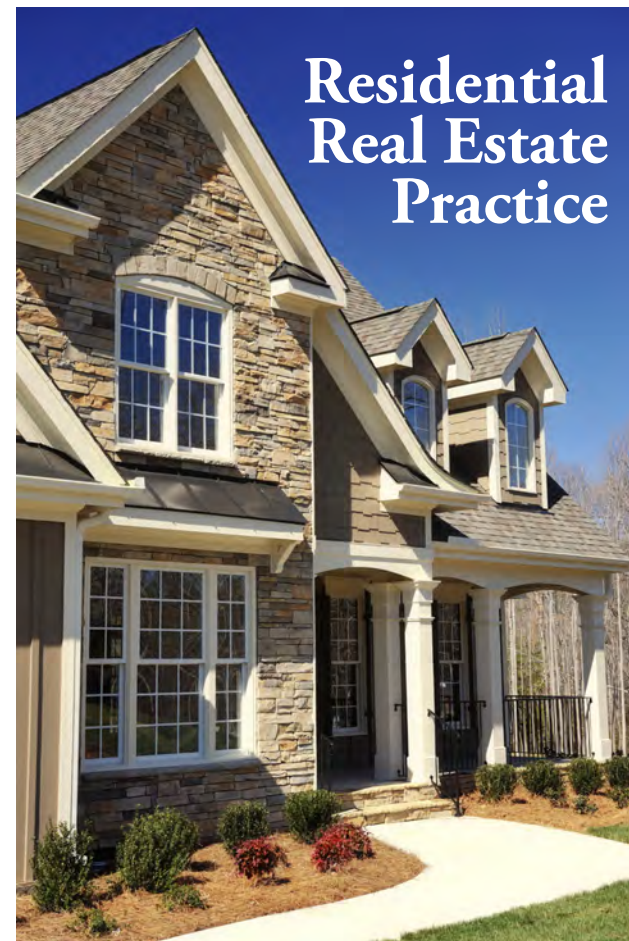
ATTORNEYS AT LAW

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SWB

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HAVE YOU EVER?

1. Have you ever wished title and closing coordination was not the tail wagging the dog on your closings?
2. Have you recently felt that with the uptick in closings and recent layoffs in the industry that your closing attorney was a little overwhelmed with the number of closings they need to handle?
3. Have you ever wished there was a quality closing attorney who would be willing to travel to a closing instead of mandating you and the Borrower/Purchaser travel to them?
4. Have you ever thought about spreading your deals to more than one closing attorney to avert disaster in the event of an unexpected vacation or catastrophe (*such as a temporary failure of banks and/or title company*)?

If your answer to any of the above questions is yes or made you pause briefly, then we want to introduce Slutzky, Wolfe and Bailey, LLP (“SWB”) as an alternative closing source for your deals (*or a portion thereof*). SWB is a boutique real estate firm located in the heart of Cobb County which has serviced the metropolitan Atlanta area as real estate attorneys and title agents since 1971.



SWB has recently made the same commitment to a residential closing practice as it has made over the past 38 years in its commercial practice – to make each client and transaction feel as they were the only client and matter the firm is handling. SWB has earned the highest rating afforded by Martindale Hubbell®, its “AV” rating. Few and far between residential closing practices can boast this achievement. In addition, no less than three (3) attorneys at SWB have been named by Atlanta Magazine® as “Superlawyers” or “Superlawyer Rising Stars” for in excess of four consecutive years.

SWB has five (5) attorneys experienced in title insurance underwriting and closing real estate transactions from under \$100,000.00 to in excess of \$100,000,000.00, and SWB strives to give every transaction the professional treatment it deserves. This is because the \$100,000.00 home refinance or purchase for a homeowner will still be the largest financial transaction for that individual’s year and possibly life. The attorneys at SWB are the same as that homeowner and we afford each transaction the respect it deserves for that basic reason. You will see our rates attached are very much in line with the other closing attorneys in town, but these rates will give you the professionalism that not all closing attorneys can provide when they are trying to close over 100 closings a month.

We cannot promise that title issues will not arise (they always can), but we can promise that you will not be leaving messages with your closing attorney’s paralegal hoping for a return call when the closing is scheduled for tomorrow. At SWB, the closing attorney assigned to your deal will be handling your transaction from start to finish, not just handing over to a paralegal and looking at the file for the first time as they walk to the closing table. The closing attorney will have examined and reviewed the title commitment delivered in advance of closing to handle and bring up issues before they are an emergency at the hour of closing.



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A TRUSTED SOURCE

We are confident that if you give SWB a transaction or two, we will prove our worth and become a trusted source for a portion of your closings.

For Purchase/Sales:	Closing Fee	400
	Title Commitments	70 (2 for \$35 each)
	Premium	Book Rate
Out of Pockets/		
	Handling Fees	100
	Title Exam	200
	Recording Fees	Actual
For Refinances:	Closing Fee	200
	Title Commitment	35
	Premium	Book Rate
Out of Pockets/		
	Handling Fees	100
	Title Exam	200
	Recording Fees	Actual

Call any time to Brad Wolfe or Robert Laney at 770-438-8000 to discuss how we can help.