

JEFFREY H. GRAY, P. C.

20 PRISTINE DRIVE
GREER, SC 29650

JEFFREY H. GRAY
ATTORNEY AT LAW

864-895-3100

E-MAIL jgray@jgraylaw.com

Disclosure and Consent

Whenever I am the closing attorney in a transaction such as this, I may represent the purchaser, seller, mortgage lender and the title company. Under the South Carolina Code of Professional Responsibility applicable to attorneys, I am required to disclose this information and obtain consent from all parties I would seek to represent. This is necessary because your representation could be compromised due to the conflicting interests of the parties I represent. My function in this transaction is to ensure that the purchaser obtains fee simple marketable title, that a title insurance policy confirming this fact can be issued, to see that the terms and provisions of the contract are consistent with the closing, to see that any loan is closed in compliance with the instructions received from the lender, to see that all closing funds necessary to close are collectible and in our trust in order to be disbursed timely and as set forth within the closing documents signed by the parties.

As a result of the informed consent of all parties I would be able to proceed with this closing; however, all parties need to also understand that in the event a dispute or other conflict should arise among any of the parties to this transaction I represent, then I would be required to withdraw from any further representation, and all parties I represented would thereafter proceed to retain other counsel for legal representation of their interests.

I (we) acknowledge your counsel concerning the disclosures above and agree to your representation in this closing this 8th day of January, 2021.

Buyer:

Seller:
