

## Notice of Closing or Settlement Risk

To: \_\_\_\_\_

\_\_\_\_\_ Because the title insurer, agency or agent performing settlement or closing services for your transaction is not issuing a commitment, binder or title insurance policy, you are not being issued a Closing Protection Letter.\*

Or,

\_\_\_\_\_ Because you have not requested closing protection, a Closing Protection Letter will not be issued to you.

A closing protection letter protects a buyer, lender or seller against losses because of the following acts of the title insurer's named issuing title agency or agent:

- a) Acts of theft of settlement funds or fraud with regard to settlement funds; and
- b) Failure to comply with written closing instructions by the proposed insured when agreed to by the title agency or title agent relating to title insurance coverage.

\*Under section 381.058.3, RSMo, a title insurer has the authority to issue closing protection letters ONLY for transactions in which it is issuing a title insurance policy and its Policy Issuing agent or agency is performing closing or settlement services.

### *Receipt*

I/We have received the Notice of Closing or Settlement Risk.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
BUYER/SELLER Name

By: \_\_\_\_\_ Date: \_\_\_\_\_  
BUYER/SELLER Name

OR

I, [PRINTED TITLE INSURANCE AGENT name] delivered the Notice of Closing or Settlement Risk to [BUYER/SELLER Name] on [DATE].

By: \_\_\_\_\_  
TITLE INSURANCE AGENT

Date: \_\_\_\_\_