

## **Buyer's Irrevocable Closing Instructions**

### **(Wire Instructions Attached)**

Dear [Title Officer/ Closer Name]: \_\_\_\_\_

Please accept this document as the Buyer's "Irrevocable Closing Instructions" regarding the disbursement of funds related to the referenced real estate transaction. The Buyer(s) hereby instructs and authorizes [Title Company; \_\_\_\_\_] to disburse the following fee directly from the Buyer's side of the closing proceeds at the time of settlement:

Fee Recipient [Acquisition/Consultant]: \_\_\_\_\_

Tax ID/SSN [Last 4 Digits]: \_\_\_\_\_

Disbursement Amount: \_\_\_\_\_

Fee Description on Closing Document: "Acquisitions Fee/Consulting Fee" [Paid by Buyer].

### **Closing Disclosure (CD) and Disbursement Instructions**

1. Placement on CD: This fee shall be listed solely on the "Buyer's Side" of the final Settlement Statement/Closing Disclosure (CD), typically in Section H (Other), clearly identified as "Acquisitions Fee (Paid by Buyer)" or "Consulting Fee (Paid by Buyer)" and payable to the Consultant or Acquisition.
2. Seller Exemption: The fee is a private contractual obligation of the Buyer(s) and shall NOT be deducted from, or otherwise impact, the funds due to the Seller(s).
3. Payment Method: The Consultant's Wire Transfer Instructions are attached to this instruction. Please utilize the attached instructions for the disbursement of the fee.

The Buyer(s) confirms that this is non-refundable, cannot be cancelled, and is an essential condition for the Buyer(s) to proceed with the purchase of the subject property. We request written confirmation from your office that this instruction has been received and will be executed precisely as directed.

Buyers Name: \_\_\_\_\_

Buyers Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Title Company Name: \_\_\_\_\_

Title Officer/Closer Name: \_\_\_\_\_

Title Company Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

Buyers Company Name: \_\_\_\_\_

Sellers Name: \_\_\_\_\_

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

Title/Escrow File# (If Applicable): \_\_\_\_\_

Sincerely,

Buyer(s) Name/Company: \_\_\_\_\_

Buyer(s) Signature: \_\_\_\_\_

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

Acquisitions/Consultant Name: \_\_\_\_\_

Acquisitions/Consultant Signature: \_\_\_\_\_

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