



## **Confirmation of sales and appointment of settlement agent**

This Agreement shall be effective this day of July,03,2021

Seller: [REDACTED]

Contact Number- [REDACTED]

Email- [REDACTED]

Buyer: [REDACTED]

**Seller hereby agrees to sell the timeshare vacation property. (“Property”)  
described as follows, Sale of Vacation Property:**

## **Shenandoah Villas**

**3 Bedroom Lockout Unit – Annual Usage – Red Wk.- FI.Wk.**

Other Description:

Other Description: Free Wi-Fi-Breakfast-Free Parking-Accessible Outdoor Pool-Air-conditioned

The Total Agreed Sales Price shall be \$22,900.00 At completion of sale, shall receive on or before 12 business days from the date hereof a cashier’s check or wire transfer for the full amount of the sales Proceeds, which shall be defined as the sales price less all amounts owed to a lender, if any, together with any money owed to the resort as confirmed in the Estoppel Letter.

Appointment of Settlement Agent: Seller hereby designates, appoints and instructs realtor.com as the Settlement Agent to prepare and process any and all documents on its behalf related to the closing for the sale and purchase of the above referenced property which documents shall include, but not be limited to: Title Reports, Estoppel Letter, Purchase Agreement, Documentary Stamp Taxes, Purchaser’s Loan Documents, Purchaser’s Waiver of Rescission. realtor.com shall coordinate the Seller, Purchaser Title Division.



Seller's Closing Costs: Seller shall pay its portion of the closing costs to cover the process of obtaining a Preliminary Title Report, Ownership Verification Analysis, Estoppel Letter Processing, Legal Opinion, and administrative costs of closing. Seller's closing costs are only paid upon confirmation by Realtor Showcasing that the Purchaser has delivered its Deposits as stated above to realtorshowcasing.com. Seller's closing costs shall be \$720.00

Representations and Warranties of realtorshowcasing.com hereby represents and warrants to Seller that it has been authorized by Purchaser to act as Settlement Agent for the sale of the Property and that realtor.com has also received full payment from Purchaser of the Deposits stated above, together with executed Loan Documentation and the Waiver of Rescission. realtor.com shall act in good faith as warrants that the only costs of sale to Seller shall be the closing costs as stated above and that there shall be no other charges or costs incurred or paid by Seller in this transaction.

DEFAULT. Upon failure of the Buyers or Sellers to comply with the terms hereof within the stipulated time, and after receipt of notice of said default with a Five (5) day right to cancel, it is understood and agreed by and between both parties hereto that either party may enforce the performance of this contract by specific performance or pursue any other remedy available at law or in equity. The prevailing party in any litigation brought to enforce the terms of this agreement shall be entitled to an award of attorney's fees and litigation expenses.



## Sales Confirmation Proposal

Cancellation Period and Remedies: Seller shall have 5 days from the date of this Agreement to cancel this Agreement and receive a full refund of its closing costs prior to completion of the sales transaction. Upon receipt of such refund, Seller shall have no further remedies at law or in equity against realtor.com or any of its affiliates. If Seller attempts to cancel this transaction after the 5-day cancellation period, it shall forfeit its closing costs. In the event that Purchaser cancels the sale transaction, then Purchaser shall forfeit its down payment portion of the Deposit. In such event, realtorshowcasing.com shall receive \$2,800 towards its closing documents costs and the balance of the Deposit, minus the Purchaser's closing costs, shall be forfeited to Seller as liquidated damages from Purchaser.

The undersigned hereby agree to the terms and conditions stated above and by signing this agreement acknowledge that any and all prior or contemporaneous oral agreements shall be void, unless attached in writing as an addendum hereto. The fee for the seller portion of closing is \$720.00. The release and cut of the check fee and live recording will be determined by realtorshowcasing.com Closing Company. No commission will be taken from the proceeds of your sale. Average DOM\* for units of this type is 12 business days to complete.

[Redacted Signature]

Buyer Authorized Signature

[Redacted Signature]

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Seller Authorized Signature

[Redacted Signature]

Showcasing Managers

[Redacted Signature]

\_\_\_\_\_

Seller Authorized Signature

[Redacted Signature]

Vice President of 90 Minute Presentacion

[Redacted Signature]



## **TIMESHARE CLOSING PROCESS**

realtorshowcasing.com Closing Services prepare to facilitate the closing and transfer of ownership by placing all applicable funds in escrow.

We then research the property to obtain the particulars of the title or deed and prepare to transfer it.

Our transfer specialists perform estoppel work to confirm the status of the current owner's account, including details such as the size and style of the unit and the availability of the timeshare week.

realtorshowcasing.com Services prepare to facilitate the closing and transfer of ownership. Realtor.com Closing Services submits transfer documents to each party involved for signature and notarization.

We record the deed and submit necessary documents to the resort and transmit the appropriate funds to the seller.

After the closing has been completed, we monitor the resort's records to ensure they reflect the transfer of ownership.

### **Sales Confirmation Proposal**

*Connecting Buyers & Sellers Worldwide*