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CLOSING RESERVATION

For handling or attempting to handle the closing on _____
(hereinafter "Property"), The Gurvey Law Group, PC (herein after "Firm") requires a non-refundable Reservation Fee of **\$1200.00** to start working on the file.

The Undersigned acknowledges and accepts the following:

- The Reservation Fee paid is non-refundable. It is applied towards any fees charged at closing or taken in whole for payment if the closing does not occur.
- The Reservation Fee is separate from any Earnest Money.
- The Firm makes no guaranty the closing will occur – that there are factors beyond the Firm's control or not yet known.
- **THE FIRM HAS THE UNILATERAL FINAL DECISION OF WHETHER TO CLOSE OR NOT. AN EXAMPLE OF SUCH SITUATIONS WHERE WE MAY CANCEL AT ANY TIME INCLUDE BUT MAY NOT BE LIMITED TO: COMPLETION OF THE TITLE EXAM, FRAUD, LACK OF COOPERATION OF REQUIRED PARTIES, RECEIPT OF PAYOFFS OR REINSTATEMENT LETTERS (LOANS, TAXES, LIENS, WATER BILLS), RECEIPT OF FUNDS, OR VARIOUS TITLE ISSUES.**
- Termination of the Firm's involvement prior to the Closing Date does not mean that the Reservation Fee is returned in whole or in part.
- **NO OUTCOME IS GUARANTEED.**
- Additional disclosures and closing documents are required to be signed at closing.
- Time is of the essence.

Further, as inducement to facilitate this transaction, the undersigned hereby agrees to indemnify and hold harmless the GURVEY LAW GROUP, PC and its individual attorneys and staff handling the closing on the property noted herein. The undersigned voluntarily enters into this agreement, acknowledgement and hold-harmless.

Signature

Date

Signature

Date