

ATTORNEY NON-REPRESENTATION LETTER

Lakewood Title, LLC  
6510 Abrams Road, Suite 670, Dallas, Texas. 75231

Date: \_\_\_\_\_  
GF #: \_\_\_\_\_

The deed, mortgage instruments and/or documents necessary or proper in connection with the sale, exchange, transfer, purchase or loan of or on land described in the above referenced file for Lakewood Title, LLC ("Property"), have been prepared for Lakewood Title, LLC ("Title Company"), by Richard G. Moore, or by Richard G. Moore, P.C., or under the supervision of Richard G. Moore (collectively, "Attorney"). Each of the undersigned (whether one or more, "Buyer" or "Seller") acknowledge that Attorney has acted only as counsel to Title Company and has not in any manner undertaken to assist or render legal advice to Buyer or Seller with respect to the loan or the purchase, sale, or transfer of the Property, as applicable, or with respect to any of the documents or instruments being executed in connection therewith, or with regard to any contracts previously entered into. Buyer and Seller further acknowledge that each of them are aware that they are free to retain independent counsel, and are encouraged to do so, for advice with regard to the loan or purchase/sale/transfer of the Property or to review and render advice concerning any of the documents or instruments being executed in connection therewith.

Services incidental to the document preparation services indicated above may also have been performed by Attorney. These services may include a review of a Commitment for Title Insurance to determine its acceptability to the lender associated with this file, if any ("Lender"), as to any apparent encroachments, easements, and/or other exceptions to title, as well as a review of the file to determine whether the Property has been cleared of all encumbrances and liens considered objectionable by Lender or any other party. The documents were prepared in accordance with instructions by Buyer, Seller, Lender, Title Company, and/or other third parties (collectively or individually, "Parties") and by means of documentation (including, as the case may be, a Commitment for Title Insurance) furnished by any of the Parties. It is understood that the documents and/or papers were prepared according to instructions given by the Parties and/or according to final instructions from the Parties or parties utilizing these documents or papers and/or their attorneys or representatives at the time of closing or delivery of the documents or papers. No representations have been made as to the legal effects or tax consequences of the documents and/or papers, nor any representations made as to the usury laws or the effect of the interest rate and any other charges under the loan in relation to the usury laws, if applicable. Further, all parties utilizing the documents and/or papers prepared by Attorney, acknowledge that each of them understand that Attorney has made no independent investigation, representation or assurance whatsoever regarding the compliance of the contemplated transaction as evidenced by these documents and/or papers with i) the terms of the contract for sale/purchase, ii) the requirements of any transfer, iii) any required Truth in Lending disclosures, iv) any tax laws or securities laws, v) marital property laws, or vi) any other rules, regulations, ordinances, statutes, or laws of Texas or of the United States having jurisdiction over this transaction. Attorney has only acted as a scrivener for the Parties in setting forth or incorporating the terms, conditions, requirements or instructions related to this transaction, and has only relayed information but has not given advice regarding this transaction.

The fees paid for the services of Attorney were determined by applying a fixed charge for the preparation of the standard instruments required for this transaction. Buyer and/or Seller acknowledge that the fees do not exceed that which is reasonable and commensurate with similar services performed by other attorneys in the region. Notwithstanding that all or part of the fees may be paid by Buyer or Seller, such services were performed as attorney for the Title Company and not as a legal representative for any other party.

It is understood that the undersigned acknowledge that they have read, understand, and hereby approve the papers as drafted based on the above disclosures and affirm the accuracy of the statements contained herein. **The undersigned hereby disclaim any attorney-client privilege, and hereby release Attorney and/or Title Company from any fiduciary responsibility related to this transaction.**

BUYER(S):

SELLER(S):

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