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that may apply to the mortgage during the term of this Bond for Title. Buyer further agrees to be responsible for future taxes, insurance and escrow monies due in connection with this property and the mortgage loan. Seller agrees to cooperate, without liability to Seller, with any requirements of the Lender involving this transfer and execute any forms that Lender may require. Seller shall not be responsible for any increased interest rate. To the extent Seller may receive notices, tax notices, letters, checks, refunds or other material from lender, Seller agrees to promptly forward the same to Buyer. So long as Seller shall have no responsibility, cost or liability, Seller hereby appoints Buyer as his attorney in fact for the sole purpose of signing any forms that Lender may require of Seller in connection with any future transfer of the loan from the name of Seller to Buyer. It is understood and agreed that the loan shall remain in Seller's name at this time. Seller further agrees that all fire insurance policies, homeowner's policies or similar coverage shall be in the name Seller and Buyer as their interest may appear, as may be required by any insurer. Seller assigns all interest he may have in said policies to Buyer and Seller authorizes and directs any and all insurance agents and insurance companies to deal only with Buyer concerning all policy matters and all checks payable shall be made to Buyer only. Seller appoints Buyer as his attorney in fact for this purpose. Seller represents and warrants that taxes are paid through 1980 (1981 taxes to be prorated) and there are no other liens, mortgages, judgments, mechanics liens, claims for labor or materials, or any other similar encumbrances against the subject property. Buyer, at his sole option, may either make all future mortgage payments to Seller who agrees to immediately send in his check to the Lender for the same amount, or Buyer may make said payments to a real estate or property management company who will promptly remit their checks to the lender, or Buyer may pay

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