



**CLOSING PROTECTION LETTER  
SINGLE TRANSACTION – SELLER**

***First American Title Insurance Company***

“Addressee”:

“Addressee Street Address”:

“Date”:

Name of Title Insurance Producer (the “Title Insurance Producer”):

File #:

“Real Estate Transaction”:

“Buyer”:

“Street Address”:

Re: Closing Protection Letter

Dear Sir or Madame:

In consideration of Your acceptance of this letter, First American Title Insurance Company (the “Company”) agrees to indemnify You for actual loss of Funds incurred by You in connection with the closing of the Real Estate Transaction conducted by the Title Insurance Producer on or after the Date of this letter, subject to the Requirements and Conditions and Exclusions set forth below:

**REQUIREMENTS**

1. You are to be the seller of an interest in the Title that is the subject of the Real Estate Transaction;
2. The Company issues or is contractually obligated to issue a Policy for the protection of Your Buyer or Your Buyer’s lender in connection with the Real Estate Transaction;
3. The aggregate of all Funds transmitted to the Title Insurance Producer for Your benefit in the Real Estate Transaction does not exceed \$       ; and