

**KIMBERLY E. FOX, PLLC**  
19826 North Cove Road, Suite E  
Cornelius, North Carolina 28031  
Tel: (704) 439-2720  
Fax: (704) 896-0275

RE: Property: \_\_\_\_\_

Dear Refinance Client:

We have been asked to provide legal services to you to refinance your home loan. We will be doing work for you immediately so you may close quickly and you (not your lender or broker) will incur legal fees for our work.

If you do not close on the new loan for any reason then you would still be responsible to pay our fees for work done.

This can happen due to a number of factors: You can't get the rate you expected. Or- Your payoff is higher than expected and your appraisal is lower than expected, for example, causing you to have to bring more cash to closing than you expected.

You are encouraged to know your payoff amount(s). Call your current mortgage lender(s) and get a verbal or written payoff. Your payoff is MORE than your principal balance. (Interest for the current month will be ADDED to the principal balance. Your monthly mortgage payment that you make pays interest for the previous month not for the current month). Also, we are potentially in a declining housing market and your home may not appraise for what it was worth a few months ago meaning you cannot borrow as much as you could have borrowed awhile ago.

Please sign this and send back to us immediately to acknowledge that you want us to proceed with our work and that you agree to be responsible for resulting fees. For a complete list of our fees, please see "Refinance Information Request" we have sent to you.

Date: \_\_\_\_\_

Agreed: \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

\_\_\_\_\_  
**Printed Name:** \_\_\_\_\_