

CONSENT TO DUAL REPRESENTATION

In re: Conveyance of property located in \_\_\_\_\_, Tioga County

Our office has agreed to serve as settlement agent with respect to your conveyance from \_\_\_\_\_ to \_\_\_\_\_. Because we are providing services to the grantor(s), the grantee(s) and the lender in this transaction, we are required by the Professional Rules of Ethics to disclose to you the possibility of a conflict of interest and to obtain your written consent to dual representation.

We are willing to serve as settlement agent on behalf of all parties in this transaction because we have not been involved in any of the negotiations leading up to the agreement between the parties concerning this conveyance. It is our intention to serve only as scrivener of the deed and other closing documents based upon the terms agreed to by the parties and to serve as a title agent/abstractor in the preparation of the title policy or title certificate requested by the grantee and/or lender. We are not forming an attorney client relationship with the Grantor(s) or the Grantee(s) in this transaction beyond scrivener of the deed and other closing documents and title/settlement agent.

Each party is hereby advised of his or her right to obtain an attorney in connection with this conveyance. Because we are representing all the parties to the transaction, we cannot be an advocate for any party.

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We have each reviewed the foregoing letter. Each of us realize that there are areas where our interests and objectives may differ regarding the impending conveyance of property. We understand that each of us may retain separate, independent counsel in connection with this conveyance at any time. After careful consideration, each of us consent to dual representation of lender, grantor(s) and grantee(s) in connection with the impending conveyance.

\_\_\_\_\_  
, GRANTOR \_\_\_\_\_, GRANTEE

\_\_\_\_\_  
, GRANTOR \_\_\_\_\_, GRANTEE