



About RELANC

Formed in February of 2011 by a group of attorneys licensed to practice law in North Carolina, the Real Estate Lawyers Association of North Carolina (RELANC) is committed to promoting and protecting the attorney led system of conveying interests in real property and the accuracy of North Carolina's public records as well as protecting the general public of North Carolina against harmful consumer abuses and practices. RELANC members share a common vision focused on defending, developing, and defining ethical and viable real estate business practices. **RELANC is first and foremost committed to defending consumers who purchase or refinance real property in North Carolina.** Our focus includes research, educational activities, and promotional and advertising campaigns to combat, prevent, and seek compensation from persons or entities which engage in practices harmful to North Carolina property owners.

Real Estate Lawyers Association
of North Carolina, Inc.

<http://www.relanc.com>

Questions to Ask Your Settlement Agent:

- 1** Who is my attorney? Where is their office?
- 2** If they are not at the closing where are they located?
- 3** Who is responsible if there is a mistake made in my closing?
- 4** Do you have errors and omissions insurance if something goes wrong with my closing?
- 5** Is the money that I am sending you secure?
- 6** Have you obtained the best title insurance for me from a reputable insurance company at the best available price?



Why Use A North Carolina Attorney To Handle Your Real Estate Closings and Settlements?



Real Estate Lawyers
Association
of North Carolina

Defending Property Rights



Value

A unregulated non-attorney settlement shop cannot provide the cost benefits that North Carolina attorneys have been providing their real estate clients for decades. Unlike settlement shops, **North Carolina attorneys are legally prohibited from receiving a portion of the homeowner's title insurance premium.** Non-attorney settlement shops, on the other hand, have a monetary incentive to charge full-cost title insurance premiums instead of obtaining re-issue rates, which can save the homeowner hundreds of dollars. Non-attorney settlement shops can also charge multiple extra fees without full disclosure to the homebuyer.

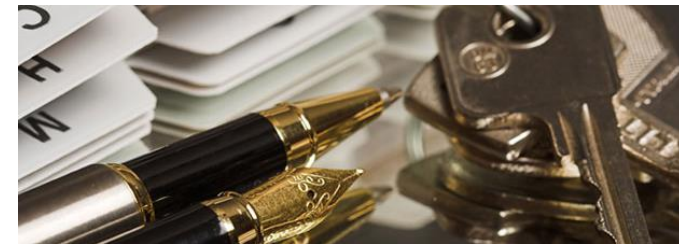
Primary Protectors

Attorneys in North Carolina are the primary protector of homeowners on their path to the closing table, at the closing table, and after the closing table. Ethically bound to put their clients' best interest before their own, **North Carolina attorneys provide multiple services in the closing process including settlement agent, title examiner, document drafter, negotiator, advocate, and legal advisor.** Attorneys are the only party in a real estate transaction that can explain the legal consequences of a purchase and mortgage and advise the homeowner about loan documents, restrictive covenants, surveys, easements, encroachments, and other pitfalls. **Only** the attorney may explain any legal problem and provide legal guidance as to a solution.

Financial Protectors

North Carolina attorneys are charged by the State Bar to protect their clients' funds. Unlike non-attorney settlement shops, **North Carolina attorneys are required to place client funds into separate trust accounts that are subject to random audits by the State Bar.** In addition, attorneys endeavor to protect their clients' monies before receiving them by educating homebuyers and refinancers on how to securely transmit funds to the closing. The approved attorney system in North Carolina mandates that title insurance companies have vetted each Real Estate Attorney for their training, experience, and financial responsibility.

North Carolina attorneys are your best line of defense against the numerous hazards that may affect you in the purchase or refinance of your home.



It's The Law—The Warning Below Appears on page 4 of the Standard Offer to Purchase and Contract

WARNING: The North Carolina State Bar has determined that the performance of most acts and services required for a closing constitutes the practice of law and must be performed only by an attorney licensed to practice law in North Carolina. State law prohibits unlicensed individuals or firms from rendering legal services or advice. Although non-attorney settlement agents may perform limited services in connection with a closing, they may not perform all the acts and services required to complete a closing. A closing involves significant legal issues that should be handled by an attorney. Accordingly it is the position of the North Carolina Bar Association and the North Carolina Association of REALTORS® that all buyers should hire an attorney licensed in North Carolina to perform a closing.