



a proud member of the Florida Agency Network



**135 Avenue E SW, Winter Haven, FL 33880**  
**Ph: (863) 280-7444 / Email: closingsmw@smart-title.com**

April 5, 2021

Re: 844 Campbell Avenue, Lake Wales, FL 33853

Our File No.: SMW21-94548

To whom it may concern:

Please be advised that this office received from Thomas Jason McClure, a deposit of \$1,000.00 on April 1, 2021, for a total deposit of \$1,000.00, towards the purchase of the above-referenced property, and is holding said amount in accordance with the terms of this letter and of the Sale and Purchase contract executed by all parties.

Please feel free to contact our office as needed.

Best Regards,

**Brittni Wilson**

*All funds received by Smart Title II, LLC are subject to bank clearance prior to disbursement. Please note: our bank requires 10 business days upon receipt of funds to process and clear.*

*The sole duty of the escrow agent shall be to hold the funds in safe custody and incur no liability except for gross negligence or misappropriation of these funds. In the event that a dispute occurs between the parties or final settlement cannot be consummated for any reason, shall be under no obligation to determine the facts. Accordingly, Escrow Agent may interplead the funds with a Court of competent jurisdiction and thereupon have no further duties or obligations with respect to either party.*

*It is further understood that the Escrow Agent shall be held harmless from any and all costs incident to court proceedings or legal action and reserves the right to be reimbursed for any time and expense of the interpleader action from deposited funds.*

*Please be advised that as a result of the privacy requirements of the Dodd-Frank Act, we will no longer provide copies of the buyer's earnest money deposit check. Please accept this notice as confirmation that the earnest money deposit has been placed in our escrow account.*