Baird & Warner Title
COMPLIANCE AGREEMENT

File No.:_____

Regarding Property Address:

In consideration of Baird & Warner Title Services, Inc., (hereafter, "the Company") closing the transaction under the above order number, the undersigned seller(s) and/or buyer(s)/borrower(s) (hereafter "the Parties") agree, upon request of the Company, to fully cooperate with the Company to correct any document associated with the closing. The Parties further agree that subsequent to the closing and within 14 days of notification, they will execute such documents, or take such action as the Company may reasonably deem necessary to properly document the transaction.

The Parties further agree that in the event that an error in charges, costs or payoff amounts is made, that they will, upon request, immediately remit such sums for which they had initial responsibility for payment as may be necessary to correct such errors. Nothing herein contained shall be construed to impose liability of the Parties for charges incurred as a result of the failure of the Company to timely remit payments or take actions which the Company has agreed in writing to perform.

The Parties additionally agree that in the event sums are remitted to them in error, *i.e.* overpayment, the undersigned will immediately return such overpayment upon discovery or notification from the Company.

The Parties further authorize the Company to correct any clerical errors on their behalf in order to properly complete the title conveyance and/or provide the lender with insurable documentation.

The Parties agree to comply with any such request outlined above, and agree if the Company prevails in any action or suit brought to enforce provisions or rights under this agreement, the Parties will pay, in addition to any amounts owed above, any and all costs and expenses of the Company incurred in enforcing this agreement, including but not limited to the Company's reasonable attorney's fees, litigation expenses and court costs.

_____
Seller Name

_____
Seller Name

Subscribed and sworn to before me this

_____day of _____, 20_____

_____
Notary signature

_____
Buyer Name

_____
Buyer Name

Subscribed and sworn to before me this

_____day of _____, 20____

_____
Notary signature

BAIRD & WARNER TITLE