

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting

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- streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Transac on Iden ca on Data for reference only:

Issuing Agent: Best Homes Title Agency, LLC

Issuing Office: 4949 Plainfield Avenue NE, Grand Rapids, Michigan 49525

Telephone: (616) 885-9027 Facsimile: (616) 885-9033

Commitment Number: GRC-158809 Revision No. 3

Property Address: V/L , Ingham, MI

SCHEDULE A

1. Commitment Date: 03/03/2021 at 8:00 AM

2. Policy to be issued: Proposed Policy Amount

a. ALTA® Owner's Policy \$10,000.00

Proposed Insured: June E. Dickinson and Lori S. Baker, Co-Trustees of the June E. Dickinson Trust dated December 20, 2001

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the said estate or interest in the Land is at the Commitment Date vested in:

June E. Dickinson and Lori S. Baker, Co-Trustees of the June E. Dickinson Trust dated December 20, 2001

5. The Land is described as follows: [SEE ATTACHED LEGAL DESCRIPTION RIDER]

By: [Signature]
Authorized Countersignature



AGENT FOR: FIRST AMERICAN TITLE INSURANCE COMPANY

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LEGAL DESCRIPTION RIDER

Situated in the Township of Locke, County of Ingham, State of Michigan

Parcels 1 and 2: The Southeast 1/4 of Section 4, Town 4 North, Range 2 East, Locke Township, Ingham County, Michigan.

Parcel 3: The Southeast 1/4 of the Northeast 1/4 of Section 9, Town 4 North, Range 2 East, Locke Township, Ingham County, Michigan.

Parcel 4: Commencing at the West 1/4 corner of Section 10, Town 4 North, Range 2 East, Locke Township, Ingham County, Michigan, thence North 01 degrees 38'35" West 2646.16; thence South 87 degrees 52'00" East 1181.80 feet; thence South 00 degrees 50'40" East 2644.43 feet; thence North 87 degrees 50'40" West 1141.90 feet to the point of beginning.

Parcel 5: The Northwest 1/4 of Section 10, Town 4 North, Range 2 East, except beginning at the West 1/4 corner of Section 10, Town 4 North, Range 2 East, Locke Township, Ingham County, Michigan, thence North 01 degrees 38'35" West 2646.16; thence South 87 degrees 52'00" East 1181.80 feet; thence South 00 degrees 50'40" East 2644.43 feet; thence North 87 degrees 50'40" West 1141.90 feet to the point of beginning.

Parcel 6: The South 1/2 of Southwest 1/4, except beginning at Northeast corner of the South 1/2 of the Southwest 1/4, South 214.5 feet West 203.05 feet; North 214.5 feet, East 203.8 feet to beginning, Section 3, Town 4 North, Range 2 East, also except beginning at Southwest corner of Section 3, North 01 degree 38' 35" West feet 471.23 feet, South 87 degrees 34'54" East 1,188.70 feet; thence South 00 degrees 50'40" East 464.92 feet; North 87 degrees 52'00" West 1,181.80 feet to the point of beginning, Locke Township, Ingham County, Michigan.

Parcel 7: Beginning at the West 1/4 corner of Section 3, thence North 02 degrees 24" West 277.71 South; thence North 74 degrees 36'43" East 785.69 feet; thence South 85 degrees 37'14" East 442.73 feet; thence South 69 degrees 05'50" East 345.22 feet; thence North 89 degrees 30'44" East 830.18 feet; thence South 01 degrees 41'20" East 1100 feet; thence North 87 degrees 39'37" West 2356.76 feet; thence North 660 feet to the point of beginning, Section 3, Town 4 North, Range 2 East, Locke Township, Ingham County, Michigan. ALSO: The South 1/2 of the North 1/2 of the Southwest 1/4 of Section 3, Town 4 North, Range 2 East, Locke Township, Ingham County, Michigan.

Parcel 8: The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 9, Town 4 North, Range 2 East, Locke Township, Ingham County, Michigan.

Parcel 9: Beginning at the Southwest corner of Section 3, Town 4 North, Range 2 East; thence North 01 degrees 38'35" West 471.23 feet; thence South 87 degrees 34'54" East 1188.70 feet; thence South 00 degrees 50'40" East 464.92 feet; thence North 87 degrees 52'00" West 1181.80 feet to the point of beginning, Locke Township, Ingham County, Michigan.

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SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. For removal of standard exception No. 1 through No. 5 identified on Schedule B, Part II of this commitment, from the policy or policies to be issued: Submit a fully completed "Affidavit by Owner" and/or acceptable Survey or Survey Affidavit. Additional requirements may be made or exceptions taken for matters disclosed therein. In the event subject property is new construction, or construction was performed within the last 120 days, a final Sworn Statement and full Unconditional Waivers must be submitted and approved for deletion of standard exception No. 5.
 - B. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved. Additional requirements will be added, or exceptions taken, when the names of the Proposed Insured(s) have been determined and the Commitment is updated. The following requirements are listed only as reference based on the current status of Fee Simple title and the exceptions listed on Schedule B-Part II as of the effective date of this Commitment.
 - C. **NOTICE/REQUIREMENT REGARDING MORTGAGE PAYOFF STATEMENTS:**
 All statements furnished to us must contain the amount necessary to pay the mortgage in full INCLUDING ANY AMOUNTS DEFERRED DUE TO A FORBEARANCE OR MODIFICATION AGREEMENT. If the borrower entered into a forbearance agreement and the deferred amounts ARE NOT CONTAINED IN THE PAYOFF STATEMENT the contact information for the entity servicing any deferred amounts is required to obtain a separate payoff statement.
 - D. Current Certificate of Trust for the June E. Dickinson Trust, which complies with the requirements of MCL 565.431 and MCL 700.7913.
 - E. **NOTE:** The legal description in Schedule A, as to Parcels 1 and 2, is a different legal description than the tax rolls. This change is the result of a land split/division. In order for the Company to

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close the contemplated transaction, an unconditional land split/division approval from the appropriate governmental entity must be furnished.

- F. NOTE: Parcels 8 and 9 do not have direct access to a public road.
 - G. NOTE: Parcel 7 contains 2 tax parcels. Parcel 33-04-04-03-300-007 on its own does not have direct access to a public road. As long as Parcel 33-04-04-03-300-002 and Parcel 33-04-04-03-300-002 are sold together, access is via Parcel 33-04-04-03-300-002.
 - H. NOTE: A search of the Public Records does not reveal any open mortgage. You must disclose any knowledge of any unrecorded mortgage or other obligation that may result in a lien attaching to the Land.
5. Pay unpaid taxes and assessments unless shown as paid. The amounts shown as unpaid do not include collection fees, penalties or interest.

[SEE ATTACHED TAX INFORMATION SHEET]

PRELIMINARY

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TAX INFORMATION SHEET

The amounts shown as unpaid do not include collection fees, penalties or interest.

Tax Parcel #: 33-04-04-04-400-002 (Parcels 1 and 2) | Assessed Address: V/L , Ingham, MI
2020 Winter Taxes in the amount of \$4,974.52 are PAID.
2020 Summer Taxes in the amount of \$2,752.54 are PAID.
2020 State Equalized Value: \$522,400.00 | Taxable Value: \$213,008.00
Principal Residence Exemption: 100% | School District: 78080 Perry
Special Assessments: NONE

Tax Parcel#: 33-04-04-09-200-003 (Parcel 3) | Assessed Address: VL Lovejoy Rd.
2020 Winter Taxes in the amount of \$1,452.67 are PAID. Includes \$26.65 for Frederick Drain.
2020 Summer Taxes in the amount of \$633.62 are PAID.
2020 State Equalized Value: \$143,800.00 | Taxable Value: \$49,034.00
Principal Residence Exemption: 100% | School District: 78080 Perry
Special Assessments: NONE (Drain assessment included in Winter tax bill. Contact the Drain Commissioner before closing for payoff, if any)

Tax Parcel#: 33-04-04-10-100-003 (Parcel 4) | Assessed Address: VL Benjamin Rd.
2020 Winter Taxes in the amount of \$893.39 are PAID.
2020 Summer Taxes in the amount of \$530.67 are PAID.
2020 State Equalized Value: \$151,700.00 | Taxable Value: \$41,067.00
Principal Residence Exemption: 100% | School District: 78080 Perry
Special Assessments: NONE

Tax Parcel#: 33-04-04-10-100-004 (Parcel 5) | Assessed Address: VL Benjamin Rd.
2020 Winter Taxes in the amount of \$1,457.78 are PAID. Includes \$9.43 for Locke Ditch #2.
2020 Summer Taxes in the amount of \$860.21 are PAID.
2020 State Equalized Value: \$211,500.00 | Taxable Value: \$66,569.00
Principal Residence Exemption: 100% | School District: 78080 Perry
Special Assessments: NONE

Tax Parcel#: 33-04-04-03-300-005 (Parcel 6) | Assessed Address: 6041 Lovejoy Rd.
2020 Winter Taxes in the amount of \$1,666.16 are PAID.
2020 Summer Taxes in the amount of \$921.95 are PAID.
2020 State Equalized Value: \$204,800.00 | Taxable Value: \$71,347.00
Principal Residence Exemption: 100% | School District: 78080 Perry
Special Assessments: NONE

Tax Parcel#: 33-04-04-03-300-007 (Pt Parcel 7) | Assessed Address: VL Lovejoy Rd.

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2020 Winter Taxes in the amount of \$1,120.22 are PAID.
 2020 Summer Taxes in the amount of \$619.87 are PAID.
 2020 State Equalized Value: \$157,900.00 | Taxable Value: \$47,971.00
 Principal Residence Exemption: 100% | School District: 78080 – Perry
 Special Assessments: NONE

Tax Parcel#: 33-04-04-03-300-002 (Pt Parcel 7) | Assessed Address: VL Lovejoy Rd.
 2020 Winter Taxes in the amount of \$665.33 are PAID.
 2020 Summer Taxes in the amount of \$368.17 are PAID.
 2020 State Equalized Value: \$94,800.00 | Taxable Value: \$28,493.00
 Principal Residence Exemption: 100% | School District: 78080 Perry
 Special Assessments: NONE

Tax Parcel#: 33-04-04-09-200-002 (Parcel 8) | Assessed Address: VL Benjamin Rd.
 2020 Winter Taxes in the amount of \$293.12 are PAID.
 2020 Summer Taxes in the amount of \$162.23 are PAID.
 2020 State Equalized Value: \$45,600.00 | Taxable Value: \$12,555.00
 Principal Residence Exemption: 100% | School District: 78080 Perry
 Special Assessments: NONE

Tax Parcel#: 33-04-04-03-300-006 (Parcel 9) | Assessed Address: VL Lovejoy Rd.
 2020 Winter Taxes in the amount of \$338.63 are PAID.
 2020 Summer Taxes in the amount of \$338.63 are PAID.
 2020 State Equalized Value: \$32,900.00 | Taxable Value: \$14,505.00
 Principal Residence Exemption: 100% | School District: 78080 Perry
 Special Assessments: NONE

DRAFT - PENDING

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.
7. Taxes and assessments that become a lien against the property after date of closing. The company assumes no liability for tax increases occasioned by retroactive revaluation or changes in the land usage for the insured premises.
8. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.
9. Rights of tenants under unrecorded leases and all and all parties claiming by, through and thereunder.
10. Farmland Development Rights Agreement recorded 3/26/2018 in Document# 2018-011960. (Parcels 1, 2, 3, 8 and 9)
11. Farmland Development Rights Agreement recorded 3/26/2018 in Document# 2018-011959. (Parcels 5, 6 and 7)

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12. Oil and Gas Lease in favor of Jet Exploration, Inc., as lessee, recorded in Liber 1698 Page 1263, and any subsequent instruments pertinent thereto. (All parcels)
13. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
14. Lack of access to Parcels 8 and 9.

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PRIVACY INFORMATION

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We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have request of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.