



ACCOUNT# \_\_\_\_\_

PLEASE NOTE: THERE IS A \$1.00 PER MONTH FEE FOR THIS SERVICE. THIS FEE WILL BE DEDUCTED FROM YOUR PAYMENT UNLESS YOU WISH TO ENCLOSE A SEPARATE CHECK. THANK YOU.

SELLER'S REQUEST FOR  
ACCOUNT MONITORING SERVICE

TO SUNWEST ESCROW, LC:

I, the undersigned, hereby request that you monitor the above-referenced account with regard to timeliness of monthly payments. You are requested and authorized to cause an attorney to issue a letter of demand to the purchaser(s) on my behalf, in accordance with the terms of the Real Estate Contract on the \*\*\* \_\_\_\_\_ \*\*\* day of each month. I understand that upon notification by Sunwest Escrow, LC. the attorney will send the letter of demand to my Purchaser within a reasonable amount of time thereafter. The cost of the demand letter is the responsibility of the Purchaser, however, if I forfeit the purchaser(s) interest under the Real Estate Contract, waive the demand or accept a partial payment, I will be responsible for the attorney's fees.

This authorization is exclusive until revoked by me. I will not, and my attorney will not, issue any demand to the purchaser(s) for monthly payments, unless this authorization is first revoked by written notice.

This authorization and instruction is for the purpose of issuing notices only. I understand that this service does not monitor for balloon payments, or payment of taxes, insurance or any other default of the contract between the buyer and myself. If demand is needed for items other than monthly payments, I will contact an attorney directly. You are not required to record any deed or the affidavit of default, or take any other actions to terminate the purchaser(s) interest in the subject property or in the contract.

DATE: \_\_\_\_\_

SELLER \_\_\_\_\_

SELLER \_\_\_\_\_

[www.sunwestescrow.com](http://www.sunwestescrow.com)

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