



Escrow Services, Inc.

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Installment Collection Agreement and Instructions

Collection No: _____
(For Office to Fill Out)

Date of Transaction: _____

PAYEE (Seller) Names:

PAYOR (Buyer) Names:

The Payee and the Payor hereby deposit the following described items with Denali Escrow Services, Inc. (hereinafter "Denali") for collection and distribution by it of payments made thereon, all being accordance with and subject to the instructions, items and conditions hereinafter set forth, namely:

Promissory Note in original principal sum of \$ _____, with present principal balance _____ bearing interest at _____ % per annum from there after (interest start date) _____, payable in monthly installments of \$ _____ including interest, with next payment due on _____. Deed of Trust securing payment of said Note. Deed of Reconveyance (undated but signed by Payee).

GENERAL INSTRUCTIONS:

Denali is to collect from the payor(s): _____

whose mailing address is: _____

all payments hereafter made on said Promissory Note, and to maintain a running record of payments made to it, and Denali is to be disbursed net proceeds of such payments by its trust account checks as follows:

DISBURSEMENT INFORMATION (Seller Fill Out):

Receive as Checks:	<input type="checkbox"/>	Receive as Direct Deposit (Direct Deposit Form Included):	<input type="checkbox"/>
Recipient Information:	Name: _____		
	Mailing: _____		

SPECIAL INSTRUCTION:

FEES: Denali's fees for it services hereunder are to be borne and paid _____ % by Payee and _____ % by Payor.

Seller Initials: _____ /
Buyer Initials: _____ /

**RESERVES (OPTIONAL):**

If opting into reserve service collection for property taxes with the Fairbanks North Star Borough and/or an insurance policy. If not, opting into reserve service please strike through.

Property Taxes:	Insurance:
PAN/s (FNSB Parcel	Declaration/Binder
Account Number/s):	<input type="checkbox"/> Included:
Per Month Payment:	Per Month Payment:

OTHER TERMS AND CONDITIONS: Denali's fees are based on its current fee schedule, but as to future years it reserves the right to adjust its fees without advance notice. Future annual fees of this collection shall be due and payable during January of each year. Denali shall have the right to deduct and apply its fees from proceeds of payments received. In the event a payment received and deposited by Denali is returned for non-sufficient funds or account closed, Denali shall charge a \$40.00 NSF handling fee and may require future payments to be made with collected funds. In the event of such a dishonored instrument, the Payee shall reimburse Denali for all funds paid to Payee or in its behalf in reliance on such instrument as well as any unpaid Denali NSF handling fees thereon. Interest shall be calculated on the basis of a 365 or 366 days a year as appropriate. These instructions may be changed only by writing signed by both the Payor and Payee, delivered and accepted by Denali. It is agreed that in accepting this collection Denali assumes only to use ordinary diligence in safekeeping the instruments or other documents received by it. It is acknowledged that Denali shall act only as a receiver of money voluntarily paid on the subject item and which shall be distributed in accordance with these instructions, and that Denali assumes no duty nor responsibility in respect to notice, demand, notice of nonpayment, protest, notice of protest, suit, probate or bankruptcy claim, statutes of limitation, insurance, taxes, assessments, liens, or undelivered endorsements or amendments made hereto, unless in writing so agreed. In addition, Denali assumes no responsibility for correctness, completeness or consistency of the instruments and/or documents in its custody. If Denali becomes aware of any conflicts, demands or claims with respect to this collection agreement or with respect to the rights of the Payor or Payee, or with respect to any money or property deposited hereunder or affected hereby, Denali shall have the right to discontinue any and all acts under this contract until the conflict is resolved and may at its option deposit the contents of the collection in the Superior Court for the State of Alaska for a resolution of the dispute. Denali's costs and attorney fees for such action and any action that arises with respect to this agreement shall be paid by the Payor and Payee. Denali reserves the right to terminate its responsibility hereunder and to deliver all documents held by it to the address of the Payee if requested in writing by the Payee and if this collection is then more than 30 days delinquent or at Denali's own option if this collection is more than 60 days delinquent. When said Promissory Note has been fully paid, Denali shall deliver all instruments then held hereunder to any person designated herein as a payor, or to a successor or assign or agent thereof established by written instrument delivered to Denali.

IN WITNESS WHEREOF, the Payor and Payee have hereunto set their hands.

SS# _____ SS# _____
Payee (Seller) Signature Payor (Buyer) Signature

SS# _____ SS# _____
Payee (Seller) Signature Payor (Buyer) Signature

Phone: _____ Phone: _____

Mailing address: _____

E-Mail: _____ E-Mail: _____

RECEIVED AND ACCEPTED BY DENALI ESCROW SERVICES, INC. on _____.

By _____ Its: Accounts Manager

Seller Initials: _____ /
Buyer Initials: _____ / _____