



# seizin™

Contract to Closing Software

Save time managing your residential real estate practice



An advanced system for settlement attorneys representing banks

100001 : Sample From Jenkins

File

Buyer Seller Property Checking Documents HUD1/1a Schedule Track/Settle Title/Orders

### General Information

General Vendors Closing Escrow Misc.

General Information			
Contract Sales Price	\$260,000.00	Loan Purpose	Purchase <input type="button" value="2nd Mtg."/>
Seller's Concession	\$0.00	Open Date	11/1/2005 1st Mtg. Amount \$225,000.00
Adjusted Sales Price	\$260,000.00	Contract Date	11/1/2005 Uprfront MIP \$0.00
Down Payment	\$26,000.00	Contract Exp.	2/28/2006 Interest Rate 6.000
Existing Loans	\$100,000.00	Commit. Exp. Date	2/28/2006 Mortgage Term 360
Purchase Money Mtg	\$0.00	On or About Date	2/21/2006 PI Pmt \$1,348.99
Personal Property Included	Window A/C, laundry room washer, dryer, built-in HD train system		
Personal Property Excluded	living room crystal chandelier, library TV, antique marble sink in master bath		
Mortgage Bank	Demeter Bank and Trust <input type="button" value="View"/>	Bank Loan #	BLN1234
Mortgage Broker	Star Mortgage Corp. <input type="button" value="View"/>	FHA Case #	FHA1234
Closing Atty / Agent	Robert H. B. McGuire <input type="button" value="View"/>	Status	On-hold
Referral	Candy Cone <input type="button" value="View"/>	Status Date	12/14/2005

Sample From Jenkins

Doc Sets

Seller Property General Checking HUD1/1a Schedule Track/Settle Title/Orders

### Document Screen

Created Scanned E-mail POA

Doc Type Filter: Affidavit

Documents to Print/View

- Attorney Opinion Letter
- Building Loan Contract
- Collateral Assignment of Leases and Rents
- Contract of Sale-New Construction
- Federal Estate Tax Affidavit
- MJL Boundary Line Affidavit
- Mortgage Splitter Agreement
- NJ - Contract of Sale
- NY - Bargain and Sale Deed
- NY - Condo Contract of Sale
- NY - Contract of Sale Coop 2001
- NY - IT-2663
- NY - Rockland County Contract of Sale
- NY - TP-584 3-07
- Order Survey
- Satisfaction of Mortgage
- Vacant Land Contract

Load All

*Seizin has made it is so easy to keep track of all of our files. I especially love the tickler system and conversation log.* —Marcia G., Esq.

**Seizin™** is a complete residential real estate transaction management software system. Seizin reduces the costs of running a residential real estate practice by automating the process from contract to closing. Expect savings in the rapid preparation, transmission and retention of documents, as well as instantaneous availability of critical information at your office or from remote locations.

**Seizin** auto-fills multiple real estate forms from a database. You input information ONCE and can then create standard or custom real estate documents by simply making a menu selection. You can perform all of these tasks in seconds without costly repetitious input of information. Complete more closings in less time and make more money.

**Seizin** comes with industry standard contracts of sale, deeds, transfer documents, HUD-1 and HUD-1A Settlement Statements—and many more real estate documents. Seizin uses Word. If you have forms and documents unique to your practice or receive them by email, it's easy to add them to Seizin. A click fills in the form fields from the database. They can be edited as usual. Seizin also allows you to convert the forms to a PDF format before e-mailing.

# Seizin Does:

- Document Preparation
- Correspondence
- Title Ordering
- Electronic Document Delivery
- Title Condition Tracking
- Contact Management
- Automated HUD-1 and HUD-1A Settlement Statement
- Attorney Bill Generation
- Check Writing and Reconciliation
- Management Reporting
- Scanning and Archiving
- Conversation Log
- 1099 Reporting
- and Many More Tasks



**Seller's Information**

This is the Seller's Information Screen. Additional contact information, the Seller's Attorney information and Corporation Information are entered. Some of this information would have been carried over from the New File Screen.

Entering a salutation allows you to address the Seller properly in correspondence.

The Control Number for this file and the parties involved are on the top of every screen.

**Seizin - [Selection Screen]**

Options and Menus on the Selection Screen relate to the overall functioning of Seizin. Once inside a file all Options and Menus will relate to that particular file.

Control #	Seller's Name	Buyer's Name	Subject Street	Title Recvd.
100001	S. Smith	Sample	123 Main Street	

*I created my first custom document yesterday and boy was I surprised how easy it was. Tomorrow I am going to convert all of my form letters so that I can use them in Seizin.* —Kimberly P., Esq.

## GO PAPERLESS

Isn't it about time that you reduced all that paper? With Seizin's intelligent imaging and archiving feature you can scan all of your files and save them to your computer. Finding and printing a closed file takes only seconds.

## TRANSACTION MANAGEMENT

Now you can access the status of all your files at the touch of a button. Keep your finger on the pulse of your business. Instantly proves your file inventory, vendors, referral sources and much more instantly. Seizin also tracks open conditions, conversations and contract dates.

## IT'S A MOBILE WORLD

Use our contact manager and client database to send and receive contracts, letters, closing statements and other documents via e-mail. Order title reports and download them directly from your title company into Seizin. Bring Seizin to the closing table on a laptop and you can also, with or without an internet connection, create your HUD-1 or HUD-1A final closing statement and even have Seizin print out your bill.

## CHECK WRITING

Use pre-printed or blank check stock to create checks and then reconcile your account in minutes using a standard download from your bank. You can even generate checks at the closing from your laptop!

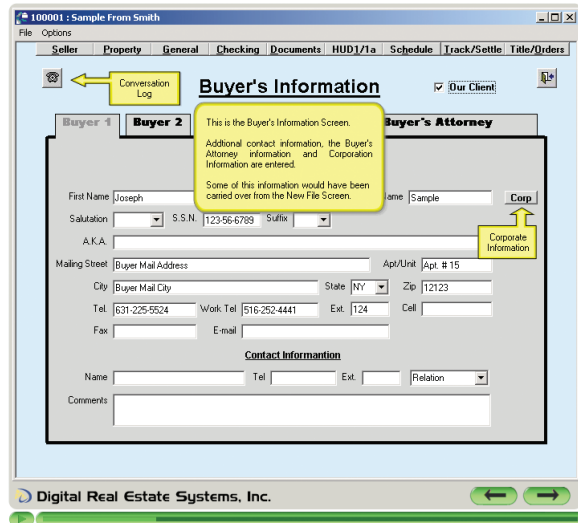
## EASY TO LEARN

Seizin was designed by real estate practitioners for real estate practitioners. The intuitive layout is easy to learn and Seizin's features are quickly mastered by even novice users.

## TRAINING—ONLINE TUTORIALS

You can get a good idea about Seizin by reading the online drop-down menus and clicking on the button for the tutorial. The tutorial contains a sample file to help you understand the flow of data. This will walk you through the program screen by screen with call outs to explain the functionality of each drop down menu and button, step by step.

*Finally someone has figured it out!  
Our firm has been searching for a  
long time to find a comprehensive  
program to handle our real estate  
transactions. Bravo!* —Gerald N., Esq.



## WEBINARS

Online training can help you use Seizin's many features. Go to the website for a schedule and instructions on how to sign up.

## TELEPHONE SUPPORT

8:30 AM to 5:30 PM 631 425-2494 or 888 736-6471

## SYSTEM REQUIREMENTS FOR SEIZIN

### Workstation

- Pentium III or greater
- Windows 98, Windows ME, Windows 2000, Windows XP or Vista
- A minimum of 100 megabytes of HDD space
- A minimum of 256 megabytes of RAM
- Microsoft Word 97 or greater

### Server

- A minimum of 500 megabytes of HDD space
- Backup system to backup database

### Printing

- HP LaserJet compatible

### Scanning

- Desktop scanner or copy machine with scanning capabilities
- Additional server HDD space (approx. 10M per file)

### Electronic Document Delivery

- Internet access
- An e-mail account

## Includes many Blumberg Forms



## Features Comparison

	Competitor	Hot Docs	Seizin™
Automated Document Library	◆	◆	◆
Document and Image Storage		◆	◆
Automated HUD 1 & HUD 1A	◆		◆
Automated Closing Statement			◆
Electronic 1099-S Submission			◆
Tickler System			◆
Messaging System			◆
Automated Check Writing	◆		◆
Checking Account Reconciliation			◆
Escrow Tracking			◆
Closing Schedule			◆
Open Condition Tracking			◆
Title Ordering	◆		◆
File Settlement and Tracking			◆
Management Reporting			◆
Production Letters & Reporting			◆
Marketing Letters & Reporting			◆
Internet or CD File Delivery	◆	◆	◆
Contact Management			◆
Conversation Log			◆



### An advanced system for settlement attorneys representing banks

Close IT Plus has superior check writing and reconciliation features. It's HUD-1 and HUD-1A help calculate the loan funding and provide an easy way to calculate the "Buyer's Net". Close IT Plus generates Truth In Lending documents and Initial Escrow disclosures which involve complex calculations. As for New York Lender/Settlement Attorneys Close IT Plus is a tremendous time saver when it comes to CEMA and Co-op documents. It tracks critical dates such as the rate lock expiration, the closing date and the disbursement date.

All the features of Seizin™ plus:

- Complete document sets:
  - CEMA documents (consolidation, extension and modification agreements)
  - Cooperative apartment documents
  - UCC's
  - Bank documents (notes, mortgages, etc.)
- High level trust account support
- Document and image storage
- Aggregate adjustment disclosures
- RESPA TIL disclosures
- Amortization printouts
- Check fraud protection
- Title conditions tracking
- Post closing tracking
- Servicing/closed loan mortgage
- Electronic 1099-S reporting (\$395 extra)
- Automated trust account reconciliation (\$495 extra)

Please call for further information and the price schedule.

### DOWNLOAD SEIZIN™ SOFTWARE FOR FREE AND TRY FOR 30 DAYS

NEW Lower Price

\$495 license for one user, for the first year.

\$395 a year thereafter.

Additional licenses, first year, \$100; \$50/year

To learn how Seizin can help you run a more profitable residential real estate practice call your sales representative or Blumberg's Software Department: 800 221-2972 ext. 565 or e-mail [legal@blumb.com](mailto:legal@blumb.com).