

REAL ESTATE REMOTE ONLINE NOTARY

Remote Online Notary Real Estate solutions

If you have any questions call or text 561-518-9232, WhatsApp 239-284-2557 to speak with the Remote Notary.

Driver's License, USA Passport or International Passport are acceptable Identification.

SELLER DOCUMENTS

Seller Documents, which is a one-page Warranty Deed or Quit Claim Deed, or the entire document set including Closing Affidavit, Bill of Sale, Disbursement Instructions, Affidavit of No Liens, Affidavit, Errors and Omissions, Warranty Deed, and more. Verified Witnesses are available for these documents. In most cases, Remote Notary can be one of the witnesses.

NORTORIZATION of 692 F.S. – CONVEYANCES TO FOREIGN ENTITIES

In Florida, as of July 1, 2023, the “Conveyances to Foreign Entities” (Individual or Entity) form is required to be signed by all CASH BUYERS and Notarized.

POWER OF ATTORNEY REAL ESTATE

If a “WET” (real ink) signature is required in your State for a Real Estate document, a solution is to have the signer who is anywhere in the world and unable to attend the closing, sign an electronic (Remote Online Notary) Power of Attorney limited to the specific Real Estate transaction. It is recommended to retain a video (\$20) of the oath as outlined in:

Florida Statutes 117.245 (5) if the recording of the audio-video communication required under subsection (2) relating to the online notarization of the execution of an electronic POA cannot be produced by the RON service provider, the online notary public, or the qualified custodian, the electronic POA shall be treated as a lost or destroyed subject to s. 733.207.

MORTGAGE DOCUMENTS

This RON company with remotely notarize a limited number of Mortgage documents (\$25 per document) but no longer remotely notarizes the complete Mortgage packet (20-200 pages) due to excessive document preparation time and issues of acceptance by third party lenders.

Florida Remote Notarization is Legal (even if the RON makes a mistake)

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Florida Statutes 117.265 (9) Any failure to comply with the online notarization procedures set forth in this section does not impair the validity of the notarial act or the electronic record that was notarized.