

WITNESSES DURING REMOTE ONLINE NOTARIZATIONS

Examples of documents requiring witnesses: Warranty Deeds, Quit Claim Deeds, Last Will, Trust, Healthcare Advanced Directive, Waiver of spousal rights or a Power of Attorney.

FLORIDA REMOTE NOTARY WITNESS LAW

Witnesses must be in the USA. Signers can be anywhere in the world. Remote Notary must be in Florida.

Florida Statutes 117.285 (4) A witness remote from the principal and appearing through audio-video communication technology must verbally confirm that he or she is a resident of and physically located within the United States or a territory of the United States at the time of witnessing.

OUR VERIFIED WITNESSES

We offer verified, disinterested witnesses to witness electronic signatures and the Zoom video oath. Our witnesses use the legal oath required for specific documents. The witness fee is for all documents signed during the Zoom video signing process.

WHY ONLY OUR VERIFIED WITNESSES ARE ALLOWED

If you're dragged into a lawsuit, the consequences are far-reaching and there's no dollar limit on liability. Please take these steps to Prevent Notary Claims. These steps reinforce best practices to prevent being named in a lawsuit and strategies to take if there's ever a claim on your notary bond or remote notary E&O policy.

To maximize protection against witnesses who misrepresent themselves or have a financial interest in the document, remote online notary witnesses should be personally known to the remote notary when notarizing real estate, power of attorney, estate, medical directive, will, trust, or financial documents.

As of 2023 this remote notary company will NEVER notarize a document witnessed by individuals not personally known to the remote notary, unless it is an individual required by a title insurance company.

REMOTE NOTARY AS ONE WITNESS

Some documents allow the Remote Notary to act as one of the witnesses. This decision is a legal decision and cannot be determined by the Remote Notary. **The Remote Notary does not charge a fee** for acting as one of the witnesses.

FRAUD PREVENTION WITNESS BY TITLE COMPANY

if Title Insurance Company requires a title agent to be a witness and/or a witness verify signers identity or requires a witness affidavit to the remote notarization, please contact the Remote Notary.

Questions about witnesses, call or text 561-518-9232 or WhatsApp 239-284-2557.