

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.

NOTARIZATION 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.

IDENTITY VERIFICATION

Verifying the identity of signers is the most important part of the remote notary process.

Proof of Identity is accomplished by: Answering four random questions from signer's credit report (kba) and/or biometrics identification and/or inviting **someone who has personally met the signer** to join the video call and sign an affidavit of identity.

Effective November 2025 an Affidavit of Identity is required due to fraud. This form will be sent with confirmation of your scheduled remote notarization. There is no fee for this Affidavit which requires a person who **PERSONALLY HAS MET** the Seller to be on Video call, take an oath and sign attesting knowledge of Seller. *This may also be required by Underwriters when conducting a RON with foreign citizens using an International passport as ID.*

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. It is much more affordable to employ a mobile notary.

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

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.