

HOWARD LAW GROUP
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Phone: (954) 893-7874
Fax: (561) 800-4445
www.HowardLaw.com

Harris S. Howard, Esq.*
Sloane Howard, Esq.*
Evan Raymond, Esq.*
Matthew Klein, Esq.*

Harris@HowardLaw.com
Sloane@HowardLaw.com
Evan@HowardLaw.com
Matthew@HowardLaw.com

*Licensed in FL

BUYER Information Sheet

Buyer full Legal Name(s): _____
Property address: _____
Seller: _____

BUYER'S CONTACT INFORMATION:

E-Mail: _____
Ph.: _____ or _____

Address for Deed: Address of Property to be purchased OR:

Marital Status of Buyer: Married () spouse name: _____
Single ()
Corporation ()

VESTING ON DEED: _____

Buyer's Social Security Number(s) or Corporate EIN:

His: _____ Hers: _____
Corporate EIN: _____

TENANCY SELECTION (PLEASE CHECK CHOICE): _____

I/ We desire to take title as: _____ Sole Owner _____ Tenants by the Entirety
_____ Joint Tenant s _____ Tenants in Common

Will you occupy the new Property? _____

Are you getting a loan to buy this Property? _____

If so, please provide the Lender's contact information.

Name of Lender: _____

Point of Contact Name: _____

Phone: _____ Email: _____

Are you represented in this transaction? _____ if yes, provide your attorney's contact information:

Name: _____

Telephone: (_____) _____ EMAIL: _____

SURVEY: Most lenders require a survey. The cost is typically \$250-\$350. (Does not apply on cash deals or condominiums)

WOULD YOU LIKE US TO ORDER A SURVEY? _____ YES _____ NO

MORTGAGE BROKER INFORMATION:

Brokerage Company's Name: _____

Loan Originator's Name: _____

Loan Originator's Processor: _____

Telephone Number: _____

LISTING AGENT INFORMATION:

Agent's Affiliated Company: _____

Broker Name: _____

BUYER AGENT INFORMATION

Name: _____

E-Mail: _____

Ph.: _____ or _____

Buyer Signature

Buyer Signature

Thank you for taking the time to complete the above. Please return this form via email: Dunia@HowardLaw.com or Kalil@HowardLaw.com or via fax to: 561-800-4445

VESTING TITLE:

Many homebuyers are not aware there are options as to how title should be vested.

The following is a glimpse of various ways title can be held for potential property owners to consider.

Sole Ownership: Title can be held by any person as the sole owner if they are single, married or divorced. However, due to Florida's homestead laws, a married person may be required to have their spouse sign documents at the time of resell so the spouse relinquishes rights to the property .

Tenants in Common: Title to the property can be held by two or more individuals or entities. Each owner has the right to sell, lease, or devise their respective interest without the permission of the other co-owners. Upon the death of one of the owners, their interest would pass to that person's estate and potential heirs.

Joint Tenants with Right of Survivorship: Property can be held by two or more individuals, each with an equal interest. Examples: if there are four co-owners, each would hold a 25% interest, upon the death of one of the co-owners, the deceased person's interest passes automatically to the remaining co-owners. If two people own the property, each a 50% interest and one of them dies, the remaining co-owner automatically receives 100% interest. Joint tenancies eliminate the need for potential probate and estate issues which can arise with property held as tenants in common. *Note: The deed has to read "with right of survivorship". Without this express language, Florida would deem the co-owners tenants in common and survivorship right would not apply.*

Tenants by the Entirety: Only for husband and wife, includes survivorship rights. The surviving spouse becomes the owner of 100% of the property upon the death of their spouse. The couple must be married at the time of conveyance and remain continuously married. Under Florida law, if a couple purchases a property while married, they take title to the property as tenants by the entirety, unless otherwise stated. *Notes: one spouse cannot convey the property without the other spouse's consent, including the transfer or devise to a person other than the spouse. However, if the couple gets divorced after acquiring the property as husband and wife, the couple would no longer hold title as tenants by the entirety; rather, the divorced individuals would hold title to the property as tenants in common.*