

PROPERTY STATE		Can Notary Be Witness?		Can We Do RON?
Alabama				No
Alaska				
Arizona				
Arkansas				
California				
Colorado	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)	No		
Connecticut	Witnesses Needed on Deeds and Mortgages. Notary can be a witness		Attorney State	No
Delaware			Attorney State	
District of Columbia				
Florida	2 witnesses needed on deeds. One of the witnesses can be the notary. Some lenders require witnesses on the mortgage State of FL does not require witnesses on Mortgage.			
Georgia	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida) 2 Witnesses needed on mortgages	No	Attorney State	No
Hawaii	Due to the time distance, most overnight drop-off cutoffs are around noon. If it is an afternoon or evening closing, it is 2 days for package to get to the east coast.			
Idaho				
Illinois	By custom or practice a real estate attorney may be involved in the transaction (usually only purchases)			
Indiana	Notary Signing Agent must hold a Title Producers License			
Iowa				
Kansas	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)	No		
Kentucky				
Louisiana	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)	No		
Maine	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)	No		
Maryland	Notary Signing Agent must hold a Title Producers License			
Massachusetts			Attorney State	
Michigan	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)	No		
Minnesota				
Mississippi				No
Missouri				
Montana				
Nebraska				
Nevada				
New Hampshire				
New Jersey	By custom or practice a real estate attorney may be involved in the transaction (usually only purchases)			
New Mexico	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)	No		
New York	By custom or practice a real estate attorney may be involved in the transaction (usually only purchases) New York Real Property Law 280-b.7 requires both the lender and mortgagor of a reverse mortgage loan to be represented by an attorney at the time of the closing and one attorney for each party must be present to conduct the closing.			
North Carolina	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)		Attorney State	
North Dakota				
Ohio	By custom or practice a real estate attorney may be involved in the transaction (usually only purchases)			
Oklahoma				
Oregon				
Pennsylvania	Notary may not notarize a Power of Attorney if they are named as the agent or signing as a witness.			
Rhode Island				
South Carolina	Notaries are not allowed to be a witness on a document they are notarizing even if the state that the property is in allows it (such as Florida)	No	Attorney State	No
South Dakota				No
Tennessee				
Texas	Cash-Out Transactions must be closed at a Title Company or an Attorney's Office.			
Utah				
Vermont			Attorney State	
Virginia				
Washington				
West Virginia			Attorney State	
Wisconsin				
Wyoming				
Puerto Rico	All Notaries must be Attorneys. Fees range from \$500-\$700. Most Attorneys are in San Juan so fees increase the farther you get from there			
US Virgin Islands	Fees are around \$300			
Guam	No reliable Notary Signing Agents have been found. The only active one found is horrible and has a history of holding documents for ransom			