

Seller(s):

Property:

File No.:



SUNRISE TITLE SERVICES
"The American Dream Begins Here"

PLEASE SEND CURRENT PHOTO ID:

1) Name: _____ ☐ Male ☐ Female

Marital Status: ☐ Married (Spouse's Name): _____

☐ Single ☐ Un-remarried Widow/Widower

Social Security NO.: _____ ☐ Foreign National w/ no SSN

Date of Birth: _____ ☐ Foreign National w/ TIN No.

2) Name: _____ ☐ Male ☐ Female

Marital Status: ☐ Married (Spouse's Name): _____

☐ Single ☐ Un-remarried Widow/Widower

Social Security NO.: _____ ☐ Foreign National w/ no SSN

Date of Birth: _____ ☐ Foreign National w/ TIN No.

3) Name: _____ ☐ Male ☐ Female

Marital Status: ☐ Married (Spouse's Name): _____

☐ Single ☐ Un-remarried Widow/Widower

Social Security NO.: _____ ☐ Foreign National w/ no SSN

Date of Birth: _____ ☐ Foreign National w/ TIN No.

4) Name: _____ ☐ Male ☐ Female

Marital Status: ☐ Married (Spouse's Name): _____

☐ Single ☐ Un-remarried Widow/Widower

Social Security NO.: _____ ☐ Foreign National w/ no SSN

Date of Birth: _____ ☐ Foreign National w/ TIN No.

Seller's Closing Agent: _____

Sunrise Title Services Corp.
514 NE 16th Pl., Ste 6, Cape Coral, FL 33909
Office: (239)471-0109 Fax: (239)673-0566
Email: processing@sunrisetitle.net



SUNRISE TITLE SERVICES
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Mail Away?

☐ YES ☐ NO

Contact Person: _____

Telephone No.: _____

E-mail: _____

Seller(s) Forwarding address:

Seller(s) E-mail address: _____

Seller(s) Phone No.: _____

How would the seller like to receive their proceeds?

☐ Check ☐ Wire Transfer **(DO NOT EMAIL THIS INFORMATION)**

PROVIDE US WITH OWNERS TITLE INSURANCE POLICY

Is the subject property seller's homestead? ☐ Yes ☐ No

Is the property Tenant Occupied? ☐ Yes ☐ No. If so, please provide a copy of the lease.

Mortgage Lender Information:

Does this property have any open mortgages or lines of credit? ☐ Yes ☐ No

1st Lien Holder: _____ **Loan No.:** _____

Phone No.: _____

2nd Lien holder: _____ **Loan No.:** _____

Phone No.: _____

Homeowners Association:

Does this property have a homeowners or condominium association? ☐ Yes ☐ No

How many associations? _____

1st Association: _____

Contact Name: _____ **Telephone No.:** _____

2nd Association: _____

Contact Name: _____ **Telephone No.:** _____

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- Will you require **mobile notary** meaning they will not be able to physically sign at our office and will require a notary to go to their place or use a video conference service. (Additional fees will be charge) ☐ YES ☐ NO

(PLEASE SEND A COPY OF ALL IDs)

Always independently verify wiring instructions sent via e-mail.

Criminals/hackers are targeting email accounts of various parties involved in real estate transactions (e.g., lawyers, title agents, mortgage brokers, real estate agents). These emails are convincing and sophisticated. Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. If you receive an email regarding instructions that contains any suspicious information, do not click on any links that may be in the email and do not reply.

Sunrise Title Services Corp. strongly recommends that Buyers, Sellers, Agents, brokers and their respective attorneys and any others working on a transaction, refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When there is a need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, Sunrise Title strongly recommends using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. In addition, **before Buyers or Sellers wires any funds to any party (including Buyer or Seller's attorney, title agent, mortgage broker, or real estate broker) personally call them to confirm the information is legitimate (i.e., confirm the ABA routing number or SWIFT code and credit account number). Buyers and Sellers should call them at a number that is independently obtained (e.g., from this Contract, the recipient's website, etc.) and not use the number in the email in order to be sure that the contact is a legitimate party.** ****Sunrise Title Services, is not and will not be responsible or liable for any funds not received****

Print Name _____ Print Name _____

Print Name _____

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THIRD PARTY RELEASE AUTHORIZATION

We/I, _____
authorize (current lender) _____
to release any information **Sunrise Title Services Corp.**, and release a payoff statement reflecting
the necessary amount to pay said account in full.

Signature: _____

Date: ____/____/____

Print name:

Signature: _____

Date: ____/____/____

Print name:

This authorization shall be valid until this account is closed and the loan is paid in full.

This notice and related affidavits were drafted by the Florida Land Title Association (FLTA) as suggestions to the Florida Real Estate Commission (FREC) to be adopted by Rule pursuant to Laws of Florida Chapter 2023-33. As of July 1, 2023, FREC has not adopted forms or promulgated rules; once FREC has adopted forms, those forms should be used. Alliant National is providing this FLTA-created notice and related affidavits as an accommodation only but offers no representation or assurance that such satisfies any requirements set forth in Chapter 692; furthermore, Alliant National offers no legal advice, guidance, or endorsement of their use.

NOTICE: FLORIDA NOW RESTRICTS THE SALE OF PROPERTY TO FOREIGN PRINCIPALS (Secs. 692.202-205, F.S.)

Effective July 1, 2023, *foreign principals* of these *foreign countries of concern* are prohibited from purchasing or acquiring any interest in certain types of Florida real property, subject to limited exceptions:

- The People's Republic of China
- The Russian Federation
- The Islamic Republic of Iran
- The Democratic People's Republic of Korea
- The Republic of Cuba
- The Venezuelan regime of Nicolás Maduro
- The Syrian Arab Republic
- Any agency of or any other entity of significant control of such foreign country of concern

BUYERS ARE A FOREIGN PRINCIPAL IF ANY OF THESE APPLY TO THEM:

- (a) The government or any official of the government of a foreign country of concern;
- (b) A political party or member of a political party or any subdivision of a political party in a foreign country of concern;
- (c) A partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, or a subsidiary of such entity;

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- (d) Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States, or
- (e) Any person, entity, or collection of persons or entities, described in paragraphs (a) through (d) having a controlling interest in a partnership, association, corporation, organization, trust, or any other legal entity or subsidiary formed for the purpose of owning real property in Florida.

IF A BUYER IS A FOREIGN PRINCIPAL, FLORIDA LAW PROHIBITS THEM:

- From purchasing or acquiring any interest in real property in Florida classified as agricultural land¹ or within 5 miles of a military installation.²
- With limited exceptions, from purchasing or acquiring any interest in real property in Florida within 10 miles of a critical infrastructure facility³ or military installation

¹ "Agricultural land" is defined to be that which has "agricultural classification" under 193.461 F.S.

² "Military Installation" means a base, camp, post, station, yard, or center encompassing at least 10 contiguous acres that is under the jurisdiction of the Department of Defense or its affiliates. Sec. 692.201(5), F.S.

³ "Critical infrastructure facility" means any of the following, if it employs measures such as fences, barriers, or guard posts that are designed to exclude unauthorized persons:

- (a) A chemical manufacturing facility.

1

- **NOTE:** *Foreign principals of the People's Republic China are prohibited from purchasing or acquiring any interest in any real property in Florida regardless of its classification, subject to the Limited Residential Exception and Diplomatic Purposes Exception described below*

CERTAIN EXCEPTIONS MAY APPLY:

- Limited Residential Exception - If the Buyer is a 'natural person' subject to the law, they may still purchase one residential real property, up to 2 acres in size, if all of the following apply:
 - (a) The parcel is not on or within 5 miles of any military installation;
 - (b) Buyer has a current verified United States visa that is not limited to authorizing tourist-based travel or official documentation confirming that the person has been granted asylum in the United States and such visa or documentation authorizes the person to be legally present in Florida;

(c) The purchase is in the Buyer's name, i.e., the name of the person who holds the visa or official documentation described in paragraph (b), and

(d) The Buyer is only entitled to one residential property as described above.

- Diplomatic Purposes Exception - The real property is for diplomatic purposes as recognized, acknowledged, or allowed by the Federal Government

CAUTION: PERSONS WHO ARE OR MAY BE DEFINED AS "FOREIGN PRINCIPALS OF FOREIGN COUNTRIES OF CONCERN" SHOULD CONSULT WITH AN ATTORNEY BEFORE PURCHASING OR ACQUIRING ANY INTEREST IN REAL PROPERTY IN FLORIDA ON OR AFTER JULY 1, 2023. LAND ACQUIRED IN VIOLATION OF THIS LAW MAY BE FORFEITED TO THE STATE.

BY SIGNING BELOW, I ACKNOWLEDGE HAVING REVIEWED THE ABOVE NOTICE.

Buyer: _____

Dated: ____/____/____

-
- (b) A refinery.
 - (c) An electrical power plant as defined in s. 403.031(20).
 - (d) A water treatment facility or wastewater treatment plant. (e) A liquid natural gas terminal.
 - (f) A telecommunications central switching office.
 - (g) A gas processing plant, including a plant used in the processing, treatment, or fractionation of natural gas. (h) A seaport as listed in s. 311.09.
 - (i) A spaceport territory as defined in s. 331.303(18)
 - (j) An airport as defined in s. 333.01

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