

Our Real Estate system is derived from the FLSSI¹ forms authored by the Forms Committee of the Real Property, Probate, and Trust Law Section of The Florida Bar. Our Real Estate document assembly system contains more than 140 automated forms and provides comprehensive forms that cover most real estate transactions such as the FAR/BAR Contract and riders, which are required for almost every real estate transaction in Florida.

CLIENT MANAGEMENT

Client Information Sheet
Retainer Agreement

CONTRACTS OF SALE AND PURCHASE

Contract for Sale & Purchase with Riders (graphic)
Contract for Sale & Purchase
"As Is" Contract for Sale & Purchase with Riders (graphic)
"As Is" Contract for Sale & Purchase
Addendum, Option to Purchase
Addendum, Homeowner's Association Disclosure
Addendum, Condominium Association Disclosure
Addendum, Lead-Based Paint Warning Statement
Addendum, Insulation Disclosure for New Residence
Addendum, Disclosure of Assessment for Qualifying Improvement
Rider, VA/FHA
Rider, Foreign Investment in Real Property Tax Act
Rider, Coastal Construction Control Line (CCCL)
Rider, "As Is"
Additional Provisions
Option to Purchase
Commercial Contract

FINANCING

Mortgage and Security Agreement
Mortgage (Simplified)
Mortgage (Comprehensive)
Promissory Note (Comprehensive)
Mortgage Note - Variable Pay/Adjust Interest (Plain Lang)
Mortgage Note - Fixed Pay/Adjust Interest (Plain Lang)
Mortgage Note - Fixed Pay/Fixed Interest (Plain Lang)
Partial Release of Mortgage (Condominium)
Partial Release of Mortgage
Partial Release Mortgage and Assignment of Rents
Partial Release of Mortgage, Assignments, & UCC items
Assignment of Mortgage
Satisfaction of Mortgage
Guaranty and Suretyship Agreement

FNMA FORMS

FNMA-FhLMC Fixed Rate Note (FNMA Form 3210)
FNMA-FhLMC Adjustable Rate Note (FNMA Form 3501.10 ARM5-1)
FNMA-FhLMC Adjustable Rate Note (FNMA Form 3502.10 ARM5-2)
FNMA-FhLMC Single Family Mortgage (FNMA Form 3010)
FNMA Rider - Adjustable Rate (FNMA Form 3108 ARM 5-1)
FNMA Rider - Addendum to Adjustable Rate (FNMA Form 3109)
FNMA Rider - Balloon (FNMA Form 3180)
FNMA Rider - 1-4 Family (FNMA Form 3170)
FNMA Rider - Condominium (FNMA Form 3140)
FNMA Rider - Biweekly Payment (FNMA Form 3177)
FNMA Rider - Second Home (FNMA Form 3890)

FNMA Rider - Planned Unit Development (FNMA Form 3150)

UCC FORMS

UCC-1 Financing Statement
UCC-1Ad Financing Statement Addendum
UCC-1AP Financing Statement Additional Party
UCC-3 Financing Statement Amendment
UCC-3AD Financing Statement Amendment Addendum
UCC-3AP Financing Statement Amendment Additional Party
UCC-5 Correction Statement

CONVEYANCES--REAL PROPERTY

Deed, Personal Representative's
Deed, Quit-Claim
Deed, Special Warranty
Deed, Statutory Warranty
Deed, Trustee's
Deed, General Warranty
Deed, Easement

CONVEYANCES--PERSONAL PROPERTY

Bill of Sale with Warranty
Bill of Sale without Warranty

CLOSING AND TITLE

Real Estate Closing Checklist
Closing Agreement
Allocation of Closing Costs
Proration Agreement
Preclosing Inspection
Affidavit, Owner on Sale or Financing
Affidavit, Continuous Marriage
Affidavit, Credible Witness
Affidavit, Not One and Same Person
Affidavit, Survey Unchanged
Affidavit, Surveyor's

HUD FORMS

HUD-1 Settlement Statement
HUD-1 (Borrower Information Only)
HUD-1 (Seller Information Only)
HUD-1A Settlement Statement
HUD-1 Settlement Statement (old)
HUD-1 (Borrower Information Only) (old)
HUD-1 (Seller Information Only) (old)
HUD-1A Settlement Statement (old)

ACKNOWLEDGMENTS & NOTARY STATEMENTS

Notary Public Statement

EASEMENTS

Easement (Reciprocal between Adjoining Owners)

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¹The forms in this volume are derived from forms prepared by the Forms Committee of the Real Property, Probate, and Trust Law Section of The Florida Bar and contained in the Florida Lawyers Support Services, Inc. (FLSSI) Manual. These forms are created and maintained by leading experts in their field and recognized as the standard in probate courts throughout Florida.

CONSTRUCTION LIENS

Certificate of Payment to Contractor
 Claim of Lien
 Conditional Payment Bond
 Notice of Termination of Notice of Commencement
 Waiver/Release Lien Final Payment (Unconditional)
 Waiver/Release Lien on Final Payment (Conditional)
 Waiver/Rel. Lien Final Payment (Long, Unconditional)
 Waiver/Rel. Lien Final Payment (Long, Conditional)
 Contractor's Final Payment Affidavit
 Joinder in Certificate of Payment
 Lien Transfer Bond
 Notice of Bond
 Notice to Contractor
 Notice to Owner
 Notice of Nonpayment
 Notice of Contest of Lien
 Notice of Contest of Payment
 Notice of Commencement
 Waiver/Partial Rel. Progress Payment (Unconditional)
 Waiver/Partial Rel. Progress Payment (Conditional)
 Waiver/Part. Rel. Progress Pay (Long, Unconditional)
 Waiver/Part. Rel. Progress Pay (Long, Conditional)
 Payment Bond
 Performance Bond
 Request by Owner for Sworn Statement of Account
 Request by Contractor Furnishing Bond for Sworn Sta/Acc.
 Request by Lienor for Sworn Statement of Account

MISCELLANEOUS

Release of Judgment
 Assignment of Judgment
 Satisfaction of Judgment
 Right of First Refusal
 Boundary Line Agreement
 Tax Certification
 Certification of Paying Liens and Assessments
 Recording Document Cover Page
 W-9, Request for Taxpayer Identification Number and Certification
 Application to Retire Mobile Home Title
 Affidavit to Retire Mobile Home Title

RENTAL PROPERTY

Subordination, Nondisturbance, and Attornment Agreement
 Seller's Certificate
 Tenant Estoppel Certificate

CHECKLISTS AND PROCEDURES

Title Review Checklist
 Title Review Checklist 2
 Pre-Recording Checklist

LAND TRUST

Deed to Land Trustee
 Land Trust Agreement
 Deed from Land Trustee
 Beneficiary Agreement

COMMERCIAL LIEN--SALES

Disclosure Clause - Sales
 Lien Disclosure - Sales
 Sales Commission Notice
 Transmittal to Owner
 Late Delivery Affidavit
 BFP Affidavit - Entity
 BFP Affidavit - Individual
 Extension of Broker's Commission Notice
 Release of Commission Notice by Broker
 Seller Commission Affidavit - Entity

Seller Commission Affidavit - Individual
 Five Day Affidavit
 Interpleader Affidavit

COMMERCIAL LIEN--LEASES

Disclosure Clause - Leasing
 Lien Disclosure - Landlord
 Lien Disclosure - Tenant
 Broker's Commission Lien Notice
 Release of Leasing Lien
 Partial Release of Leasing Lien
 Satisfaction of Leasing Lien
 Extension of Auto Renewal Lien
 Notice of Contest
 Lien Transfer Bond (leasing lien)
 Subordination of Leasing Lien by Broker
 Subordination of Leasing Lien by Owner