

# THE PROCESS OF BUYING REAL ESTATE IN FLORIDA

Presented by  
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- 1) FINDING A PROPERTY
  - a) Primary Residence; Second Home; Investment Property
  - b) Working with a Real Estate Agent
  
- 2) ENTERING INTO A PURCHASE CONTRACT
  - a) Property Included (Real Property, Furniture, Fixtures, Appliances)
  - b) Purchase Price
  - c) Financing or Cash
  - d) Deposit and Escrow Agent
  - e) Closing Date
  - f) "As-Is" vs. "Right to Inspect"
  
- 3) CONDUCTING INSPECTIONS, SECURING FINANCING & REVIEWING TITLE
  - a) Property, Mold & Termite Inspections
  - b) Financing Commitment Letter
  - c) Appraisal
  - d) Title Commitment
  - e) Survey
  
- 4) SELECTING A METHOD TO TAKE TITLE
  - a) Individually
  - b) Husband & Wife
  - c) Limited Liability Company or Corporation
  - d) Implications for Foreigners
  
- 5) UNDERSTANDING THE COSTS
  - a) Title Insurance Premium
  - b) Real Estate Taxes
  - c) Condo and HOA Assessments
  - d) Documentary Stamps
  - e) Brokerage Commissions
  - f) Lender Fees
  - g) Homeowners Insurance
  
- 6) THE CLOSING
  - a) The Walk Through
  - b) Exchange of Documents (Deed, Bill of Sale, Note, Mortgage, Closing Statement)
  - c) Disbursement of Closing Funds
  - d) Exchange of Keys, Garage Openers, and Access Cards