

Contract Changes & New Faces



Updated versions of the Florida Realtors/Florida Bar and AS IS Contracts were released last week! Are you up to speed on the revised terms?

You can review and print a summary of the contract changes here: [PDF](#)

Of note:

- **Loan Approval is the new Loan Commitment.** The default loan approval period is **shortened to 30 days**, and the loan approval doesn't need to be in writing; however written notice to Seller of the Loan Approval must be provided promptly. If written notice is not provided the contract will proceed as if the Buyer did NOT obtain Loan Approval!
- **Disclose, disclose, disclose!** The Seller must provide plans for unpermitted work on a property, and code violations must be provided in writing to the Buyer.
- **For your convenience.** Closing can take place anywhere the parties agree, and overnight courier language was added.



Meet Nicole Gallegos!

We are happy to introduce our newest addition and our newest location! Meet **Fort Myers**-based, Nicole Gallegos, licensed title agent. A life-long Southwest Floridian, she's ready to give you the clear to close!

Give her a call: 239-270-5200

View her profile [here](#).

Coming in June:

- **NABOR EXPO at the Ritz Carlton:** Call us for your freetickets!
- **Fort Myers Open House:** Keep an eye out for your invitation and celebrate with us!
- **Habitat for Humanity Home Dedication:** Join us as we handover keys to a new LaBelle homeowner!

Spanish Resources are Available Online

Take the work out of explaining the value of title insurance! Use our new one-page PDFs to help explain the peace of mind title insurance brings to real estate ownership. Visit flhometowntitle.com and checkout the "Resources" section for:

[The Importance of Title Insurance](#) - [La Importancia de un Seguro de Título Propietario](#)

[Your Home is Yours](#) - [Su Hogar es Suyo](#)

Have clients that require a translator? *Se habla Español!* Give Veronica Sanchez a call to arrange for bilingual services at your next closing 863.271.7191.

[Closing Date Calculator](#)

Closing Date Calculator

Please enter your proposed closing date in the * CLOSING DATE BOX in the following format (ex. 9/2/2015). The calculator will take into consideration Sundays, legal holidays, etc, and will show your estimated disclosure date.

*This calculator is for estimates only. Closing and Disclosure dates are subject to change. Please refer to your contract and/or lender requirements for specific terms regarding your real estate transaction.

- Closing Date: *
- Disclosure Date:
- Mail Date:

CALCULATE

Keep your clients informed and stay organized! Click the image or the link below to see and use our

[Closing Date Calculator](#)

Upcoming Dates:

Easter: Sunday, April 16th
Tax Day: Tuesday, April 18th
Mother's Day: Sunday, May 14th
Memorial Day: Monday, May 29th

Florida Hometown Title & Escrow, LLC

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CONTACT US

