

Index: USA/Florida

- 20 years, significance 671
 21 years, significance 670
 30 days, significance 677
 183 days, significance 695
 abilities 695
 acceptance 675, 682
 access 671, 682
 accrued interest 676, 684
addenda 674, 675
 addresses list 699–706
 adjustments 690
 adults 680
 adverse possession 671
 affixed information 674
 age restrictions 671
 agricultural property 679
 ambiguousness 675
 apartments 670
 applicable law 680
 applications 694
 appraisal 682, 684
 appurtenant 670
 architects 671, 686
 articles 680
as is 677, 682
 assertions 668
 assets 685
 assignments 676, 692
 assigned to 692
 attorney 683, 687, 690, 697
 attorney's fees 687
 authorization 673, 676, 683
 automatic stay 685
 B-1 visa 694
 balance 676
 banks 683
 beneficiaries 676
 biological children 688
 blue print 683
 book 674, 676
 borrowers 672, 684
 building contracts 686–687
 building management 678
 business visa 694
 by-laws 680
 cancellations 668
 capacity to act 680
 capital gains taxes 691
 cash 676, 682
 cashier's check 676
 cattle 679
 caution 666
caveat emptor 678
 certificate of occupancy 686
 certified documents 673
 charges 670–672
 checklist 697
 chief executive officers 673
 children 680
 circuit court 680
 citizenship 679, 692
 claims 672
 classifications 694
 clean title 672
 clear title 677
 clerk 673
 closing ... 671, 676, 678, 691, 697
 closing date 678
 clouded title 672
 co-tenants 669
 commercial banks 682
 commercial properties 681
 commercial tenants 687
 commercial transactions 675
 common areas 670
 companies 685
 Comparative Market Analysis 697
 comprehensive plan 686
 concurrent estates 669
 condition subsequent 667
 conditions 667, 675
 condominiums 670, 676
 consent 670, 680
 consideration 674, 679
 construction 686
 construction permits 686
 consular representative 683
 consulates 694
 contingencies 677
 contracts 674–678, 682, 686–687
 control 669
 corporate seals 673, 675
 corporations .. 673, 675, 676, 680,
 685, 697
 correction 693
 costs 678, 684
 counter-offer 675, 682
 countersigning 682
 county 672, 681
 court registry 672
 covenants 670–672
 created tenancies 669
 creating documents 668
 creating party 667
 credit 683, 684
 criteria 682
 cultural heritage 681
 current ownership 670
 deadlines 686
 death 668, 685
 debt 679, 685, 691
 debtor's paradise 685
 decedent 688
 declaration 670, 678
 declaration of condominium 670
 deeds 666, 669, 672–673, 678, 681
 defects 685
 deficiencies 687
 defined route 671
 demand payment 684
 demographic/geographic
 background 666
 description 673
 developed state 676
 development 666, 676, 686
 development density 686
 deviations 686
 devise 688
 direct taxation 691
 disbursements 692
 disclosures 668, 678
 disinherited 679
 dissolved 669
 distribution 669
 divorce 679
 document preparation fees .. 697
 documents, access rights
 681–682
 documentary stamp 689, 693
 documentary stamp tax 689
 domesticated 679
 domicile 692
 dominant tenement 670
 donations 689
 double taxation agreement .. 692,
 693, 696
 doubt 668
 downpayments 676, 682–684
 due date 695
 due diligence 677, 697
 durable power of attorney ... 683
 duration 667
 E-visa 695
 earlier owners 672
 earnest money 682
 easement by implication 671
 easements 670, 671
 economic development area 695
 economic ties 695
 elective share 679
 embassies 694
 eminent domain procedure . 679
 empty space 674
 encumbrances 670–672
 enforceability 673, 675
 engineers 671
 entitlement issues 680
 entry 694
 environment 666, 681
 Environmental Assessment . 681
 equitable distribution 679
 errors 673
 escrow account 676
 estates 691, 692

estate tax rules 692
evidence 677
exceed 677
exception 686
exception 674
exceptional reputation or skills
694
exceptions 686, 681
exchange 674
execution issues..... 682–683
executions 673, 683
executed deed 683
executory limitation..... 667, 668
exemption 691, 695
exercise 668
existence..... 667
expansion 666
expenses 691
expensive 693
expertise 694
expiration 687
explicit easement 670
extensions 695
family law 669, 675, 678–680
FAR/Bar contract 674
fathers..... 689
favorable rates..... 683
fee simple 666, 667
financing 677, 682, 683
FIRPTA taxes..... 691, 697
floating timeshare 668
Florida, background 666
Florida Association of Realtors
674
Florida Bar 674
Florida will..... 688
force the sale 669, 681
foreign buyers 684
foreign corporation 684, 685, 688,
692
foreign investors 694, 695
foreign wills 688
foreigners 666, 680, 688, 693–697
Form 8288 691
Form 8288-A 691
formalities 666, 671, 688
fraudulent prices 693
free and clear 684
full-time jobs 695
future interests 670
garbage disposal 687
general contractor 686
gift taxes 691–693
gifts 668, 689, 691–693
good faith 678, 684, 697
good-faith effort 678
good-faith estimate..... 684, 697
grantor 673
green card holders..... 694–697
green card lottery 695
growth 666
guarantees 681, 682
guardians 680

H-1B visa 694
heirs 691
history 666, 671, 679, 681
holographic wills 688
home country 695
homesteads... 675, 678, 685, 690
HUD-Financial Statements .. 693,
697
identifies 675
illegal acts 671
immigration 666, 693–696
income 668, 683, 690
income tax 690
income verification..... 683
individual person 697
inheritance 668, 691
inheritance taxes 691–693
injuries 685
INS 694
inspections..... 677, 678, 682
insurance 678, 683
insurance policies 683
intentional misrepresentations
685
interest 667, 668, 676, 684
Internet 676
joint owners 669
joint tenancy 669
judgments 673, 679
jurisdiction..... 679, 683
L-1 visa 694
leases 670, 687
lease agreements 687
lease termination 687
lease-payment 687
legal capacity 680
legal description 676
legal impediments 682
legal succession rules 688
lessee 687
lessor 687
liabilities 685
license 672, 686
licensed architect 686
liens 671–673, 681, 684
life estate..... 667, 668, 689
life estate pour autre vie 668
limitations on liability... 680, 685
limitations 667
limited partnership..... 675
loan commitment 684
loans 682, 684
logging 672
lost rights 668
maintenance 668, 691
maintenance fees..... 678
management issues 695
managing position 695
marital property 669, 675,
678–680
market 666
market value 690
marketable title 677

marketing 682
married persons..... 669, 675,
678–680
measuring life 668
millage rates 690
modifications 681
mortgage broker 683
mortgages 672, 683–684
mothers 689
multiple listing service.. 682, 697
municipality 690
mutual promise..... 674
names 675
nature 681
necessary rights..... 671
negative easements 670
negotiable papers 684
new constructions..... 671–672,
686–687
neighbors 679
non-domiciled 692
non-foreign affidavit..... 691
non-immigrants 694
notarized documents 673
notary charges 690
notary public 673, 683
offers 675, 682
Office of Citizenship Services 694
officers 673
official checks 676
oil or gas leaks 681
old deeds 675
openly enjoyed 671
options 679
ownership 666–674, 680, 681, 685
page 674, 676
parental or maternal
grandparents 689
parents 689
partition 669
partnership 675
partnerships 675, 680
passports..... 684
past 672
payoff 681
penalties 686
per stirpes 689
period 667
permanent residency ... 690, 695
personal guarantees 684
personal income tax 695
personal property 676
personal representative 680
pest control 687
photographic scans 681
pioneers..... 668
planning authorities..... 679
platted subdivision 676
points 684
political issues..... 679
pool out 668
positive easements 670
possession 669

- potential buyers 682
 potential problems 678
 power 667
 power of attorney 683
 power of termination 667
 pre-preceding years 696
 precedence 673
 preceding years 696
 predeceases 689
 predetermined condition 667
 preemptive rights 679
 prenuptial agreements 678
 prepared documents 673
 preprinted contracts 675
 prepurchase contract 674
 preservation board 681
 president 673, 675
 prevailing party 687
 primary residence.. 675, 678, 695
 principal 684
 priority 672
 private covenants 671
 professionals 677, 694
 profit margins 666
 promissory note 684
 proof 672–674, 695
 property description 675
 property ID number 673
 property records 682
 property right 670
 property taxes 678, 689–690
 protection 672, 673, 681, 685
 public covenants 671
 public offering statement 668
 public property registry 681
 public records 672, 684
 punchlist 687
 purchase price 676, 677, 682, 683
 purchases 674–687, 697
 purpose 694
 qualifications 681, 683
 quality 686
 quiet enjoyment 687
 quit claim deed 672
 real estate broker 682
 real estate market 666
 reappraisals 690
 reasonable time 677
 rebates 690
 recording fees 690
 recording information . 670, 672,
 676
 reduced values 668
 references 684
 registration issues 672–674, 690
 relevant records, access rights
 681–682
 remodeling 686–687
 renovations 686–687
 rent 678, 685, 687
 rental income 678
 repairs 677, 691
 repayments 684
 representations 682, 690
 requirements 677
 resales 678
 residential property 675, 687
 Residential Landlord and Tenant
 Act 687
 residential leases 687
 residential tenants 687
 residents 666, 675, 678, 695
 resides 695
 responsibility 695
 restrictions 671, 678–680
 restrictive covenant 671
 reverters 667, 668
 revoked licenses 672
 riders 674, 675
 Riedi, Claudio 663, 699
 right of inspection 677
 right of residency 694
 right of survivorship 669
 roof and termite inspection.. 682
 roof damage 677, 682
 rule against perpetuities 670
 rules and regulations 678
 sales 674–687, 689, 691
 sales price 691
 sales tax 689
 satisfactions of liens 672
 savings and loan institution . 683
 search for properties 697
 sellers 675
 send deed 697
 separate policy 677
 servient tenement 670
 sewers 687
 short-term capital gains 691
 signatures 673, 675
 six months 679
 social security number 673
 South Florida 666
 spousal exemptions 692
 spouses 670, 678, 692, 695
 squander 668
 Statute of Frauds 670
 structural portions 687
 subdivisions 676
 succession 688
 surveys 675, 682
 surveyors 675
 surviving children 688
 surviving spouses 688, 692
 take back 667
 tax advantages 685, 692
 tax advisors 684
 tax bracket 691
 tax certificates 681, 691
 tax exemption certificate 691
 tax exemptions 691, 692
 tax fraud 693
 tax rates 689, 692, 696
 tax residence 693–696
 tax resident 695
 tax residents 690
 tax statements 690
 taxable assets 691
 taxable estate 685
 taxation . 667, 680, 681, 684, 685,
 689–697
 tenancy.. 669, 673, 680, 687–688
 tenancy by the entireties 669,
 673, 680
 tenancy in common 669
 tenancy-at-will 687
 tenant protection 688
 termination notices 667, 687, 688
 termite and roof damage 677, 697
 terms 675
 testators 688, 691
 third parties 667, 681, 697
 time-limited interests 668
 timely completion 686
 timeshares 668
 title . 669, 672, 675, 676, 677, 681,
 683, 685
 title agent 672, 683
 title commitment 677, 683
 title document 675
 title insurance 672, 676, 677, 681,
 683, 685
 total agreement 675
 trade 666
 trading companies 695
 transfer employees 694
 transfers 666–668, 689–690
 trusts 676, 680
 trustee 676, 680
 unclear contracts 675
 unencumbered title 682
 unilateral signatures 675
 uninterrupted issues 671
 university degrees 694
 unlicensed contractors 686
 unmarried persons 669
 unpaid property taxes 681
 use 670, 672
 vacate issues 688
 value 692
 vice presidents 675
 visas 680, 684, 694
 waiver 679, 680
 walk-throughs 687
 warranties 672, 685, 687
 warranty deed 672
 water 687
 waterfront properties 681
 wills 666, 670, 688, 691
 withheld taxes 691
 witnesses 673, 688
 worldwide estate .. 679, 691, 692,
 696
 worldwide income 691, 696
 written contracts 674
 zoning laws 671, 679, 686
 zoning variance 686
 zoning variances 679