

Welcome to



Your Preferred Title Company!

We are proud to be your preferred title company and settlement services provider. As your partner in business, you can expect conierge service with all the extras to help your real estate business grow and flourish.

Ask an Attorney

You started your career to build relationships and help your clients realize their dream home. Let us help you with legal questions so that you can focus on what you do best!

Call me with questions about:

- Contract issues
- Buyer/seller disputes
- Condo development
- Trust and estates
- Corporations and LLCs
- Seller lease-backs
- Transactions in a divorce and more

Or join me the 1st tues. of the month at 11 a.m. for "Ask an Attorney" zoom session

[REGISTER HERE](#)



Michael Infanti
Attorney at Law
President/Owner



Going under contract?



send contracts to orders@preferredsettlement.com

Contract Details

Preferred Settlement Services
1605 Main Street, Suite 1112
Sarasota, FL 34236
Phone: (941) 376-9551
Fax: (941) 946-8500

We ensure a seamless closing process through effective and timely communication.

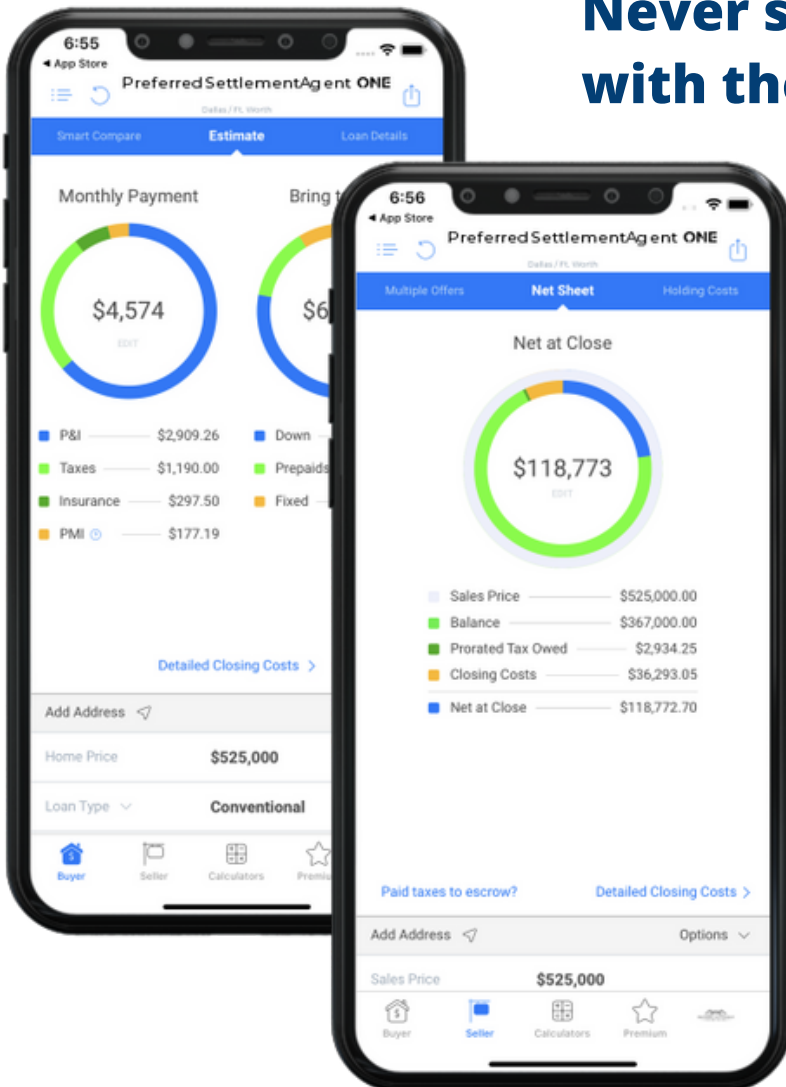
Your dedicated real estate closer
Sara Huddleston
(941) 376-9551

**Providing you with resources
to help your business grow!**



Get All of Your Net Sheets & Real Estate Calculations in a Flash!

Download the App



**Never say, "I'll get back to you
with those numbers" ever again!**

- Create professional buyer estimates and net sheets in a flash
- 22 total calculators
- Overcome pricing objections
- Easily send branded info to your clients
- Gain access to a massive social media library
- Pre-loaded with local info, taxes and fees
- and much more!

Sara Huddleston

Account Manager

(941) 376-9551

sara@preferredsettlement.com



ASK AN ATTORNEY

Join Michael Infanti, attorney at law the 1st Tues. of every month to get all of your legal Real Estate questions answered!

[REGISTER HERE](#)



MICHAEL INFANTI, ESQ

President, Preferred Settlement Services

As a partner of Preferred Settlement, you are cordially invited, every Monday to speak with Michael to get legal advice on your pending real estate transactions. With over twenty (20) years of experience in real estate law, you can count on getting the help you need with your clients.

Customary Closing Fees and Costs

Use these points to discuss expenses with your clients.

Seller Expenses:

- **Real Estate Agent Commission:** As agreed in the listing agreement.
- **Estoppel/Approval Fees:** Charged by relevant HOA/Condominium association.
- **Payoff Fees:** Due to seller's lender(s).
- **Title Correction Costs:** Expenses for resolving title defects.
- **Survey Remediation Costs:** Addressing survey-related problems, like encroachments.
- **Documentary Stamp Taxes:** 70 cents per \$100 of property price on the deed.

Buyer Expenses:

- **Recording Fees:** Deed and mortgage recording fees, currently \$10.00 for the first page and \$8.50 for each additional page.
- **Documentary Stamp Taxes:** 35 cents per \$100 borrowed for mortgage (if financing is obtained).
- **Intangible Tax:** 20 cents per \$100 borrowed for mortgage (if financing is obtained).
- **Title Insurance:** Required for financing, along with policy endorsements. Cost is based on purchase price.
- **Property Survey:** Needed for property purchase, except for condos.
- **Lender-related Expenses:** Additional costs associated with financing (if applicable).

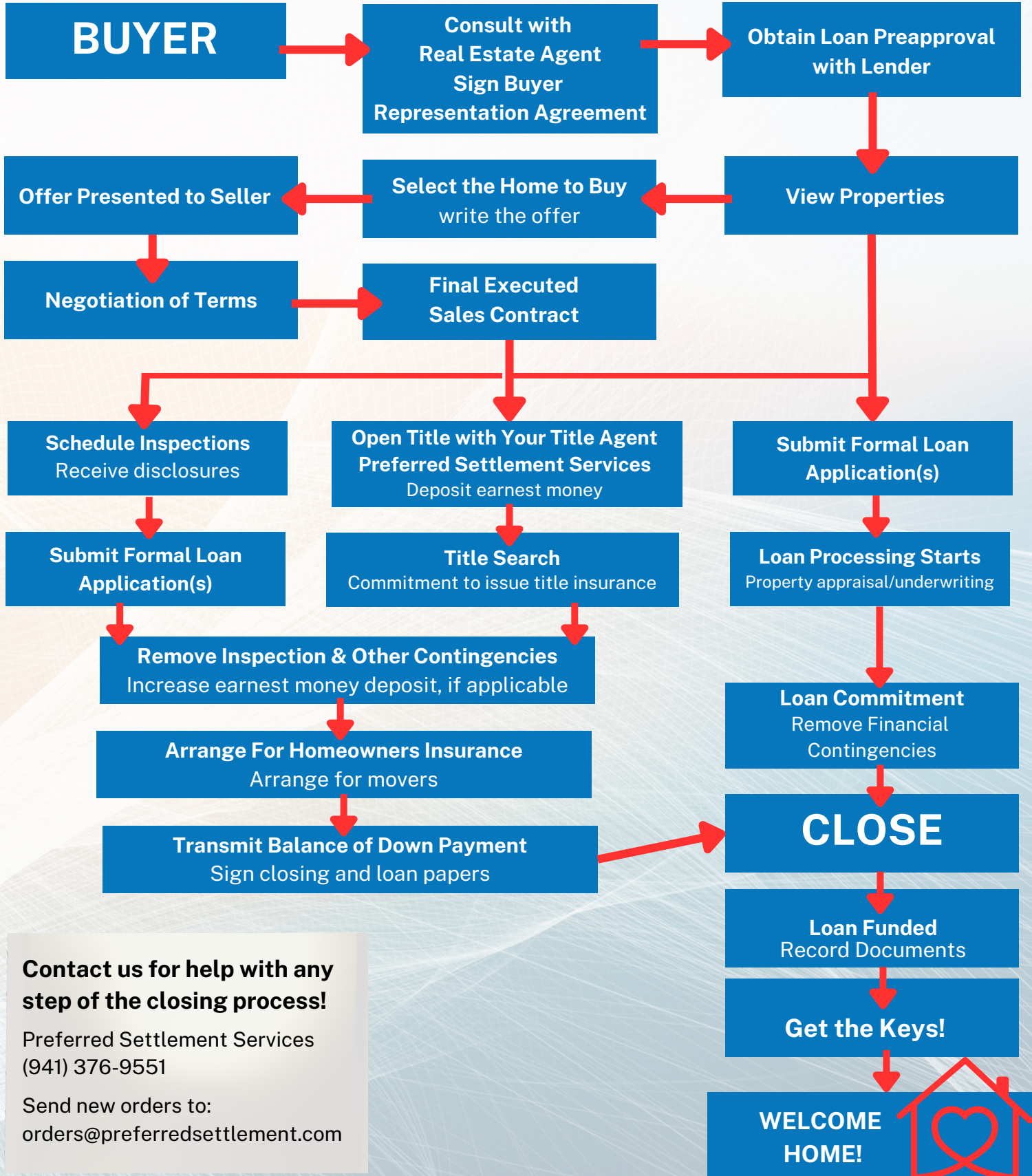
10 helpful hints for buyers after they are under contract

1. **Review the contract thoroughly:** Encourage buyers to carefully review the terms and conditions of the contract, seeking clarification or professional advice if needed, before proceeding with the transaction.
2. **Stay in contact with your lender:** Remind buyers to maintain regular communication with their lender to ensure a smooth and timely mortgage approval and funding process.
3. **Complete all necessary documentation promptly:** Advise buyers to promptly provide any requested documentation, such as income verification or bank statements, to their lender or title company to avoid unnecessary delays.
4. **Schedule a final walkthrough:** Recommend buyers to schedule a final walkthrough before closing to ensure the property is in the agreed-upon condition and all negotiated repairs or improvements have been completed.
5. **Arrange for homeowners insurance:** Encourage buyers to secure homeowners insurance well in advance of the closing date to comply with lender requirements and protect their investment from unexpected events.
6. **Establish utilities and services:** Remind buyers to transfer or set up utilities and services, such as electricity, water, gas, and internet, to be in effect on the closing date or move-in day.
7. **Coordinate with your moving company:** Provide information on reputable moving companies or tips for a smooth move, such as packing strategies, organizing boxes, and updates on change of address notifications.
8. **Plan for closing costs:** Inform buyers about the estimated closing costs, which may include title insurance fees, attorney fees, recording fees, and prepaid property taxes, advising them to have funds available on the closing day.
9. **Attend the closing meeting prepared:** Educate buyers on what to expect at the closing meeting, such as signing various documents, bringing valid identification, and ensuring funds are available for any down payment or closing costs.
10. **Celebrate homeownership:** Finally, encourage buyers to celebrate their new homeownership! Provide resources or ideas for home maintenance, decorating tips, or local community resources to help them settle into their new home comfortably.

HOME PURCHASING FLOW CHART



One Scenerio/Example



Contact us for help with any step of the closing process!

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Send new orders to:
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