



Florida Survey Requirements

Fidelity National Title Insurance Company / Central Alabama Title Center, LLC will provide survey coverage based on an old survey and delete the standard survey exceptions from both the loan policy and owner's policy and provide survey coverage in the Florida Form 9 Endorsement if all requirements listed below are met:

1. Copy of survey must be provided to CATC for review.
2. Property must be single family residential in a platted subdivision.
3. Survey may be of any age. (Commercial or Residential)
4. Survey must have been performed by a FL licensed surveyor and be certified to or prepared for a prior owner, lending institution or a title insurer or agency.
5. Survey must show the location of the residence and any other improvements located on the property. It cannot be merely a survey of the boundary of the property unless the property is currently still unimproved.
6. There can be no variation between the legal description shown on the survey and the legal description being insured on the title commitment.
7. The seller(s) or Borrower(s) must execute a Survey Affidavit. (Copy Attached) The affidavit must state that no additional improvement have been constructed on the property or on the adjacent property that could give rise to an encroachment or other survey exception and that the affiants know of no boundary line dispute or encroachment.
8. All easements, right of ways, and similar matters revealed by title exam that would give rise to any survey type exception must be reflected in the survey.
9. Specific exception must be made for any encroachment, boundary discrepancy or other title related matter as revealed by the survey.
10. If the lender requires a current survey, then that survey should be presented to CATC and the above requirements do not apply.



CATC File #: {{ _____ }}

STATE OF FLORIDA
COUNTY OF {{ _____ }}

SURVEY AFFIDAVIT

Before me, the undersigned authority, personally appeared _____
(Affiants) who, being duly sworn, depose and say:

1. Affiants are the present owners of the property described on that certain survey dated _____, prepared by _____, surveyor, under Job Number _____, which Affiants have personally reviewed.
2. No building, additional, pool, porch, deck, shed, driveway or other improvements have been constructed upon the land that are not shown by the aforesaid survey except the following:

3. Affiants have not given any right of way or easement of any nature across the land and except as me be reflected in the public land records of the county where the property is located, have no knowledge of anyone claiming an easement or right of way across the property.
4. Affiants have no knowledge of: (i) any encroachment of improvements into any easements on the property, (ii) any encroachment of improvements onto the adjacent property or from the adjacent property onto Affiants property; or (iii) any boundary line discrepancy or dispute.
5. Affiants understand that the purchaser, the purchaser's mortgage lender and/or the title company issuing title insurance covering the above described property will rely upon this affidavit.

Signature of Current Property Owner

Signature of Current Property Owner

FUTURE ADDRESS & PHONE # OF AFFIANTS:

(_____) _____

Sworn and subscribed to before me, a Notary Public, this _____ day of _____, 20____, by _____ who was/were personally known to me or produced the following as identification: _____.

{SEAL}

Notary Public

Commission Expiration Date