

Gregory S. Brown II, CFA

Santa Rosa County Property Appraiser



Property Owner Protection Alert

Dear Property Owner,

You may have received a *solicitation letter from one or all of these businesses, **Property Records Office, Local Records Office, Record Transfer Services**, **Registered Property Services** and/or **The Office of Housing & Deed Retrieval Service**. These "businesses" offer you a copy of your deed and property assessment profiles for an exorbitant price. Most of these so-called "businesses" operate from UPS stores or Post Office Boxes in various cities. These forms may appear to be official, but they are **NOT!**

- These businesses have NO official governmental or legal capacity with your recent real estate transaction!
- These solicitations are not associated with any Santa Rosa County governmental office!

Many of these businesses gather **public information** to provide you with a copy of your deed and property information. They will reformat the information and print it on their form and charge you nearly **\$100!** You can print a free copy of your deed from the Santa Rosa County Clerk, online at www.santarosaclerk.com or a copy may be acquired from their office for **\$1** per page. While none of these businesses can certify any officially recorded document, the Clerk's office can certify the entire document as an "Official Certified Copy" of your deed from the public records for an additional \$2 per document. Additionally, you may visit my official website at www.srcpa.gov and link directly to the deed from your parcel information page.

Please do not pay an exorbitant fee for a copy of your deed or property information that you can receive for free on our websites or for a few dollars at a county office. My office will provide you with a copy of your current property record card, which is the same information you can get online for free. My office will continue to work to provide access to public information. If you have any additional questions or concerns, please do not hesitate to contact us.

*I have included in this letter an example of solicitations from these businesses.

Sincerely,

Gregory S. Brown II, CFA

Santa Rosa County Property Appraiser

www.srcpa.gov

Property Records Office
P.O. Box 18471
Tampa, FL. 33679
email questions to info@countyrecordsoffice.org

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PROPERTY RECORDS OFFICE

SANTA ROSA COUNTY Records indicate that you have a recent deed transfer for a property located at
. The deed has been recorded in Official Records and is the document that identifies as the new property owner.

To obtain a copy of your recorded deed, please detach the bottom portion and return with a check or money order for \$89.00 to Property Records Office, LLC at P.O. Box 18471, Tampa, Fl. 33679.

SANTA ROSA COUNTY PROPERTY INFORMATION

Legal Property Address:

Property Id:	Document Number:	Subdivision:	Property Use:
Assessment:	Consideration:	Purchase or Transfer Date:	2nd Owner:

You will receive a copy of your recorded deed and a property profile where you can find the property address, legal description, parcel identification number, property history, assessment, and tax information along with other pertinent information.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. You will receive your documents and report within 14 business days. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

PROPERTY RECORDS OFFICE OPERATES IN ACCORDANCE WITH BOTH BUSINESS AND PROFESSIONAL CODE. THIS IS A SOLICITATION FOR THE ORDER OF GOODS OR SERVICES AND NOT A BILL. YOU ARE UNDER NO OBLIGATION TO MAKE PAYMENTS ON ACCOUNT OF THIS OFFER UNLESS YOU ACCEPT THIS OFFER.

PROPERTY ID NO:	SERVICE FEE	REQUESTED RESPONSE DATE:	DOCUMENT NO:	CHECK NO:
	\$89.00			
☐ Credit Card		□ CHEC	K OR MONEY ORD	ER ENCLOSED

Number________ 3 Digit Code________ Signature

Please make check payable to: Property Records Office

Remember to write your property id no. on your check

Mail to Address below in the enclosed envelope

All credit card transactions are subject to a 3.5% charge

Property Records Office, LLC P.O Box 18471 Tampa, FL. 33679 In the United States anyone can have access to the records of any Real Property. The Real Property is usually recorded in the County Courthouse where this Office runs powerful on-line searches to find the Deed of millions of people throughout The United States and gathers at the same time several characteristics of the property such as: Property Characteristics, Property History, Assessment and Tax Information, Plat map and others. Those are sent to thousands of new property owners.

Real property is property that includes land and buildings, and anything affixed to the land. Real property only includes those structures that are affixed to the land, not those which can be removed, such as equipment.

Real Property Records are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Courthouse and Property (Tax) Assessor's offices.

Property Title refers to a formal document that serves as evidence of ownership. Conveyance of the document may be required in order to transfer ownership in the property to another person. Title is distinct from possession, a right that often accompanies ownership but is not necessarily sufficient to prove it. In many cases, both possession and title may be transferred independently of each other.

Property deeds are legal instruments that are used to assign ownership of real property, to transfer title to the land and its improvements such as a house. Words used to convey property transfer may be grant, assign, convey or warrant, but they basically all do the same thing, they transfer the interest of the person selling the house to the person buying the house.

Types of property ownership:

- a) Sale Ownership: The simplest form of property ownership, sole ownership grants one individual complete rights over the property in question.
- b) **Tenancy by the Entireties**: When a married couple purchases real estate together, they are granted tenancy by the entireties by many states. This means the teach party holds one- half interest, but neither can dispose of or otherwise abridge the right of the other to the property.
- c) Tenancy in Common: This form of ownership allows multiple people to own a percentage of the same property. While the percentage owned may vary, each person has an equal right to the property during their lifetime. If one of the tenants in common dies, their interest in the property passes to their heirs; it does not devolve to the other tenants in common.
- d) Joint Tenancy: Joint tenancy agreements require that four conditions be met: ownership must be received at the same time, tenants must hold an equal interest ,tenants must each be named on the title, and all must have exactly the same rights of possession. Unlike tenants in common, joint tenants have right of survivorship; the ownership of the property passes to the remaining joint tenants in the event of the death of one of the owners. One joint tenant can buy out another, or legal proceedings can be instituted to dissolve the joint tenancy. If one participant sells his or her interest in the property to another person, the joint tenancy is converted into a tenancy in common, and the right of survivorship is no longer valid; the other tenants have no recourse against this action by one or more of their number.

Disclaimer: This Office is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a soliciting for services and not to be interpreted as bill due. This product or service has not been approved or endorsed by any governmental agency, and this offer is not being made by an agency or government. This is a solicitation, you are under no obligation to pay the amount stated, unless you accept this offer. This Office operates in accordance to both business and professional code. This Office makes no warranties, expressed or implied, regarding errors or omissions and assume no legal liability or responsibility for loss or damage resulting from the use or misuse of information contained within and cannot be held liable for content, accuracy or completeness of any data.

Detach here and return bottom portion with your	payment IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
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Please print mailing Address (15 4155 45 41 4

☐ Please check if mailing address or billing address is different than address on front:

	radicess -(ii different from address on front)	r lease print offing address- (for	credit card payment only)
Name		Name	
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11001000		Address	
City		G:	
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