

PAGE 1 – DEED FLIP WORKSHEET
FOR FLORIDA TAX DEED SALES

NAME(S) OF PERSON(S) OR ENTITY GETTING FORECLOSED ON (CURRENT DEED HOLDER(S))

FILE OR CASE NUMBER (Use Certificate #) _____

COUNTY _____ STATE **FLORIDA**

SCHEDULED FORECLOSURE DATE _____

DATE FILE REVIEWED _____ RESEARCHER _____

PROPERTY INFORMATION

PROPERTY ADDRESS (LEGAL DESC IF VACANT LAND): _____

RESIDENTIAL – Y / N VACANT LOT LAND – Y / N COMMERCIAL – Y / N

FORECLOSURE JUDGMENT AMOUNT (AMOUNT BEING FORECLOSED ON) _____

TOTAL “OTHER” DEBT (MORTGAGES, LIEN OR JUDGMENTS) _____

ESTIMATED VALUES

ZILLOW _____

TRULIA _____

HOMES.COM _____

REALTOR.COM _____

OTHER _____ SPECIFY WHAT SITE _____

****WE WILL NOT WORK FILES WITH MORE THAN 50% DEBT TO VALUE ****

EXAMPLE – IF A PROPERTY VALUE IS \$100K, THERE MUST BE LESS THAN \$50K TOTAL DEBT

FILE CHECKLIST – ITEMS WE REQUIRE FOR EACH FILE REFERRED TO US, NO EXECPTIONS:

- COPY OF THE COURT TITLE SEARCH REPORT
- HOUSE VALUES FROM ZILLOW, TRULIA, HOMES.COM AND REALTOR.COM
- NOTIFICATION ADDRESSES – CALLED COLLECTORS CERTIFICATE
- COPY OF MORTGAGES, LIENS OR JUDGMENTS NOT SATISFIED (ONLY THE FIRST 1 OR 2 PAGES OF EACH, NOT ENTIRE DOCUMENT)

**IF ANY OF THESE ITEMS ARE MISSING, WE WILL NOT WORK THE FILE.
PLEASE DO NOT SEND IN WITHOUT REQUIRED DOCS.**

PAGE 2 – FLORIDA DEED FLIP WORKSHEET – MORTGAGE HISTORY

MORTGAGE HISTORY/CHAIN IN ORDER STARTING OWNER'S FIRST MORTGAGE ON PROPERTY

FIRST MORTGAGE ON PROPERTY:

NAME OF MTG HOLDER _____ AMOUNT _____ DATE _____
RECORDED _____ BOOK _____ PAGE _____ LOAN # _____
ADDRESS/CONTACT INFO _____

SATISFIED/PAID OFF - ? IF SO, DEED BOOK/PAGE REFERENCE: _____

SECOND MORTGAGE ON PROPERTY:

NAME OF MTG HOLDER _____ AMOUNT _____ DATE _____
RECORDED _____ BOOK _____ PAGE _____ LOAN # _____
ADDRESS/CONTACT INFO _____

SATISFIED/PAID OFF - ? IF SO, DEED BOOK/PAGE REFERENCE: _____

THIRD MORTGAGE ON PROPERTY:

NAME OF MTG HOLDER _____ AMOUNT _____ DATE _____
RECORDED _____ BOOK _____ PAGE _____ LOAN # _____
ADDRESS/CONTACT INFO _____

SATISFIED/PAID OFF - ? IF SO, DEED BOOK/PAGE REFERENCE: _____

FOURTH MORTGAGE ON PROPERTY:

NAME OF MTG HOLDER _____ AMOUNT _____ DATE _____
RECORDED _____ BOOK _____ PAGE _____ LOAN # _____
ADDRESS/CONTACT INFO _____

SATISFIED/PAID OFF - ? IF SO, DEED BOOK/PAGE REFERENCE: _____

*****MAKE SURE THAT ALL MORTGAGES LISTED ABOVE ARE AGAINST THE FORECLOSING PROPERTY ADDRESS AND LISTED ON THE COURT'S TITLE SEARCH REPORT. NO NEED TO DO YOUR OWN TITLE SEARCH AS ONLY THE DEBT LISTED ON THE COURTS TITLE SEARCH WILL COUNT.***

PAGE 3 – FLORIDA DEED FLIP WORKSHEET – JUDGEMENT HISTORY

JUDGMENT/LIENS HISTORY/CHAIN

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

PAGE 4 – FLORIDA DEED FLIP WORKSHEET – CONCLUSION SHEET

CONCLUSION – NAME & CONTACT INFO FOR CREDITOR(S) – LIEN OR JUDGMENT HOLDERS THAT HAVE OUTSTANDING DEBT THAT HAS NOT BEEN SATISFIED.

NAME _____

AMOUNT OWED _____

ADDRESS (OPTIONAL) _____

NAME _____

AMOUNT OWED _____

ADDRESS (OPTIONAL) _____

NAME _____

AMOUNT OWED _____

ADDRESS (OPTIONAL) _____

IF THERE ARE MORE CREDITORS, ADD THEM TO A NEW SHEET

CONCLUSION – NAME & CONTACT INFO FOR CURRENT OWNER(S)

NAME(S) _____

ADDRESS (OPTIONAL) _____

PHONE (OPTIONAL) _____

NAME(S) _____

ADDRESS (OPTIONAL) _____

PHONE (OPTIONAL) _____

NAME(S) _____

ADDRESS (OPTIONAL) _____

PHONE (OPTIONAL) _____

NAME(S) _____

ADDRESS (OPTIONAL) _____

PHONE (OPTIONAL) _____

IF THERE ARE MORE OWNERS, ADD THEM TO A NEW SHEET