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IN THE ABSTRACT

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PCS Title Moves to PCS Colonial Center

In late August, PCS Title, and its affiliated companies, Joseph E. Seagle, P.A., and TRSTE, LLC, moved to its new more spacious corporate offices at 924 West Colonial Drive, just outside of downtown Orlando. The new offices are more than twice as large as the companies' old offices on South Street.

There are two conference rooms, so there will be much less time required to wait for a closing room. In most cases, there will be no wait at all. Further, the offices are larger, allowing closings and meetings to occur in employees' offices.

But, best of all, the parking at the new building is much more abundant and easier to access than the old office's parking lot. There are 14 marked spaces, but the parking lot can actually easily hold at least 10 more cars, with room for 15 more in an adjacent overflow lot.

The new offices are also easier to access from Interstate 4 and Highway 408, close to downtown and College Park.

The conference rooms each have large flat-screen monitors which can be easily seen by everyone in the room. Company founder, Joe Seagle, designed the conference rooms with the client in mind. "I just thought it would be nice if everyone involved in the closing, could all see the settlement statement at once on the big screen while changes were being made at the table. It helps remove the 'mystery' from the closing and how the numbers come together."

Schedule your next closing with PCS to experience this new comfortable state-of-the-art office.



The new PCS Colonial Center large conference room

Affiliates

TRSTE, LLC, is a land trust company owned by the founder of PCS Title, Joseph E. Seagle. TRSTE, LLC, has become a reliable and trustworthy land trust trustee for entrepreneurial real estate investors and developers across Florida who desire to have cost-effective liability protection while also preserving their privacy. If you need a land trust, please e-mail Polly Shivers at polly@seaglelaw.com to start the process.

New Laws Outline New Disclosure Rules for Title-Related Closing Fees



The new law will make it easier to compare quotes from various companies.

House Bill 111 became the law of Florida on October 1. The law changes the way that you will see charges for closing and title services on your settlement statements.

The new law, and the Department of Financial Regulation's official interpretation of the law, make it abundantly clear, that title agencies and closing attorneys are now permitted to collect only two fees on a settlement: the Closing Fee, and Title Premiums. Closing Fees include all fees associated with the escrow (collection and disbursement) of funds, document preparation, and all other administrative costs associated with the actual closing. Title Fees include the fees associated with issuing the title commitment and policy, examining title, and clearing title objections.

Questions or Comments?:

Email us at joe@pcstitle.com

or call 407/447-9100

To comply with the new law, PCS will charge only one lump-sum Closing Fee, and the promulgated title premium. There will no longer be fees associated with wires, faxes, copies, payoff coordination, document preparation or other common "junk" fees. Please call for a new simplified quote for your next