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ELECTRONIC REMOTE NOTARIZATIONS

Our electronic remote notarizations are hosted by DocVerify and approved and certified e-notary solution that is a government trusted e-notary provider and national leader. It provides tamper evident, tamper proofing and time stamping technologies. After the documents are uploaded to the document to the DocVerify platform, the fees are non-refundable whether the transaction is unsuccessful, abandoned, or never executed. There is no guarantee a signer will pass DocVerify ID verification.

On remote online notarizations (RONs) there are no paper originals, like in traditional in-person notarizations. A digital signature is unique to each PDF document and offers more security by using a mathematical algorithm to validate the authenticity and integrity of an electronic document. It includes the date and time the PDF document was notarized. It makes the electronic notarized document uneditable and hard to forge (DocVerify is certified for its approved encrypted protection).

The fileable documents may be printed in paper but require Declaration of Authenticity to be accepted by the County Clerk.

Usually, the District Clerk files the documents are in the following order:

1. The fillable documents (Deed, Water District, etc).
2. The DocVerify cover. Please note that the cover states the number of pages that were notarized at the session, but the District Clerk doesn't pay attention to this number, they look at information about the principal(s) and notary.
3. The Declaration of Authenticity, which specifies the document date and pages.

Fees for online notarizations including the e- notary provider services, which include the videoconference recorder, electronic ledger and Declaration of Authenticity are:				
	1 Signer	2 Signers	3 Signers	4 Signers
1 Page document	\$ 170.00	\$ 190.00	\$ 210.00	\$ 230.00
2 to 10 pages for	\$ 250.00	\$ 270.00	\$ 290.00	\$ 310.00
11 to 35 pages for	\$ 350.00	\$ 370.00	\$ 390.00	\$ 410.00
36 pages or more	\$ 450.00	\$ 470.00	\$ 490.00	\$ 510.00

Each principal requires a camera and sound in a Laptop, desk top computer, tablet, or smart phone. I require in advance from each principal:

1. name
2. address
3. e-mail address
4. and scanned ID

If the principal is not a US Citizen, I require both the foreign passport and US Visa or a Visa Waiver Authorization. If the signers are outside Texas, I require both a Texas address (personal or business) and actual foreign addresses. If the signer doesn't have a US Visa, we need a copy of the CBO-ICE stamped on the passport.

1. The DocVerify Platform will send an e-mail to the signer to register his signature and initials.
2. After registration we may schedule the videoconference.
3. The DocVerify Platform will send an e-mail with a link to start the notarization videoconference. The ID(s) shall be shown to the camera during the video notarization.

Please note that the text of notarization must be different than the regular in person notarization.

Please fill all the information and County of Hidalgo. **The system only fill dates and signatures.** On the date **please leave a blank line for the month day and year**, because the DocVerify Platform platform writes out the full date over a line.

For example: if you type "...video communication on _____ by..."

The platform will fill: "... video communication on 02/26/2021 by..."

Please **DO NOT** type the date such as "... , February, 2021" as the **platform will fill in the FULL date.**

The signers may sign all the closing document, even if I notarized some signatures during the video-conference only the principal signatures, My signature, notary stamp and date can be added to the document. No initials and any other text or marks are allowed to be added to the document. I would recommend to have all the initials and texts or marks already on the document before given to me to upload to the DocVerify platform. Or you may fill this out after I notarize. Just please understand that we are not able to do this while on the online notarization.

The following are the Sample Forms for Online Notarization Containing Minimum Statutory Requirements For Such Forms. For personal, LLC or Corp Acknowledgment.

Short Form Acknowledgment

State of Texas

County of Hidalgo

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on _____ by *(name or names of person or persons acknowledging)*. This notarial act was an online notarization.

Notary Seal

Emilio D. Santos Sr
NOTARY PUBLIC, STATE OF TEXAS

For a Corporation

State of Texas §

County of Hidalgo §

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on _____ by *(name of officer), (title of officer) of (name of corporation acknowledging), a (state of incorporation) corporation*, on behalf of said corporation. This notarial act was an online notarization.

Notary Seal

Emilio D Santos, Sr

For a Limited Liability Company

State of Texas §

County of Hidalgo §

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on _____ by *(name of acknowledging member, manager, authorized officer, or agent)* a *(member, manager, authorized officer, or agent)* of *(name of limited liability company)*, a limited liability company. This notarial act was an online notarization.

Notary Seal

Emilio D. Santos Sr
NOTARY PUBLIC, STATE OF TEXAS

March 30, 2021

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CONFIDENTIALLY NOTICE:

The information in this e-mail and in any attachments is confidential and intended solely for the attention and use of the named addressee(s). THIS FIRM IS A FEDERALLY AUTHORIZED TAX PRACTITIONER. 26 U.S. CODE Sec 7525. CONFIDENTIALITY PRIVILEGES RELATING TO TAXPAYER COMMUNICATIONS COMMUNICATION WOULD BE CONSIDERED A PRIVILEGED COMMUNICATION BETWEEN A TAXPAYER AND AN ATTORNEY. This information may be subject to legal, professional, or other privilege, or may otherwise be protected by work product, copyrights, immunity or other legal rules. It must not be disclosed to any person without the sender's authority. If you are not the intended recipient, or are not authorized to receive it for the intended recipient, you are not authorized to, and must not, disclose, copy, distribute, or retain this message or any part of it.