

FLORIDA

YOUR PLAYGROUND

佛罗里达州

"Go confidently
in the direction of
your dreams."

- Henry David
Thoreau



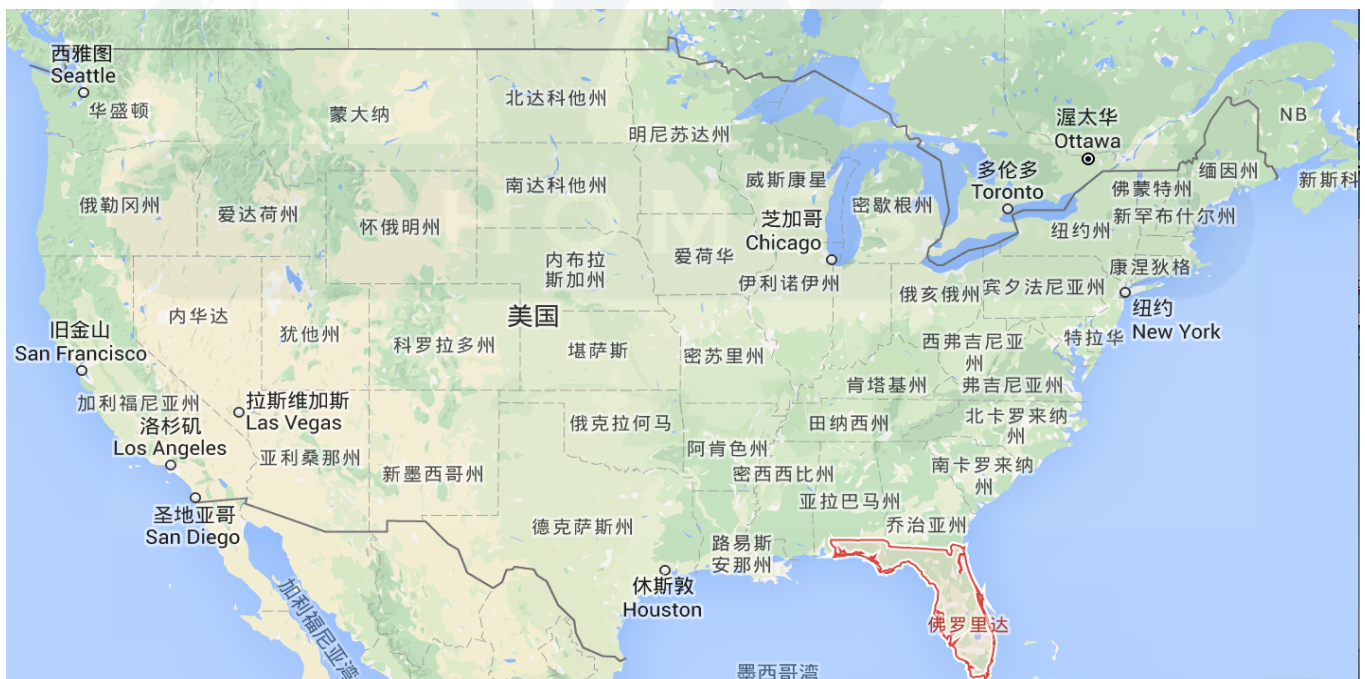
筑巢逐梦，
乐活安家。

- 亨利 戴维 梭罗

佛罗里达州

FLORIDA

佛罗里达州位于美国东南部佛罗里达半岛上，半岛延伸处构成美国本土的最南端。佛州东临大西洋(Atlantic Ocean)，西濒墨西哥湾(Gulf of Mexico)，南与古巴(The Republic of Cuba)隔海相望，北部与佐治亚州(Georgia)和亚拉巴马州(Alabama)相连。佛州是美经济大洲。2012年GDP总量为7772亿美元，占全美经济总量的5%，居全美50各州第四。佛州是全美七个免征个人所得税洲之一，州政府主要财政来源是销售税，各市郡主要财政来源是财产税。

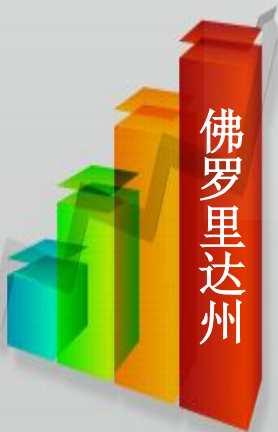


your guide

to buying a home

佛罗里达州房产导航

- Neighborhood
佛罗里达州区域简介
- Purchase Process
购房流程
- Florida State Disclosure Form
佛罗里达州经纪声明表格
- Closing Cost
通用文件和费用



your guide

to buying a home

Neighborhood

佛罗里达州区域简介

- Fort Lauderdale
劳德代尔堡
- Jacksonville
杰克逊维尔
- Miami
迈阿密
- Orlando
奥兰多
- Tampa
坦帕



佛罗里达州

Fort Lauderdale

劳德代尔堡

“美国威尼斯”

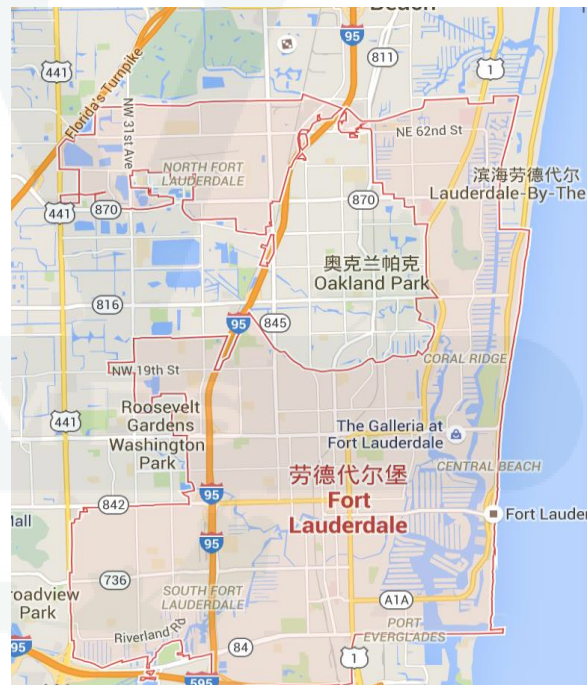


简介: 劳德代尔堡(Fort Lauderdale) 是一座位于美国佛罗里达州布劳沃德县(Broward County)的城市，也是该县的县府所在地，以及南佛罗里达都会区的一部分。这座大城市得乐趣不仅仅是海滩，还有诸多文化、历史和社交活动。因为有着绵密得运河系统，劳德代尔堡有着“美国威尼斯”得称号。

居住人群: 根据2014年人口统计，总人口约 18 万左右。2013年统计家庭平均收入约\$49,263。区内以白人家庭为主62.6%，亚裔人口占1.5%。

适宜人群: 喜欢阳光沙滩，惬意的家庭生活。

生活: “美国威尼斯”劳德代尔堡平均气温在25摄氏度左右，是居住的理想圣地。目前华人超市及华人购物商城也普遍增多，对在此居住的华人生活更加便捷。



Jacksonville

杰克逊维尔

沙滩之城

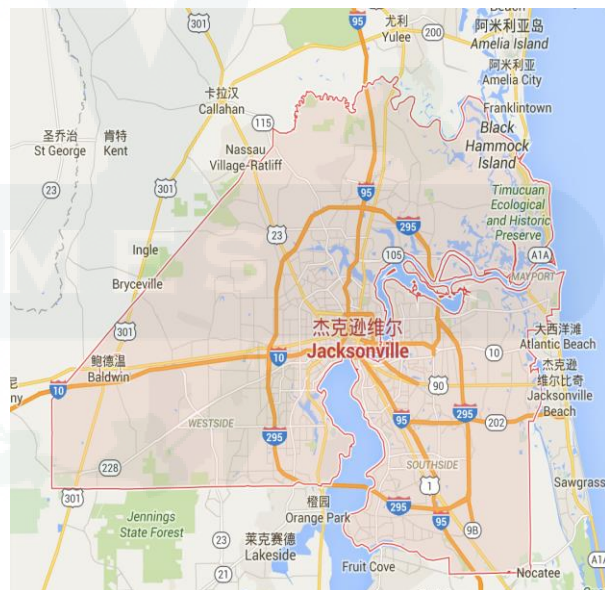


简介: 杰克逊维尔(Jacksonville) 是佛罗里达州人口最多的城市及全美第十三大城市。位于佛罗里达州北部，跨圣约翰河(St. Johns River)，东距河口32公里，整体面积1968平方公里。始建于1822年，1832年设市；为纪念安德鲁-杰克逊总统(1767-1845)而为名。早起因战胜城市发展缓慢，1901年被大火所毁。重建后发展迅速，成为美国东南沿海主要海港和工商业中心。

居住人群: 根据2014年人口统计，总人口约 85万左右。区内以白人家庭为主59.4%，亚裔人口占4.3%。

适宜人群: 喜欢阳光沙滩，自然美丽景色，惬意的家庭生活。

生活: 圣约翰河 (St. Johns River) 把整个城市分成南、北两部分，商业区在北岸。气候温暖宜人，海滩长约13公里，设施优良，为游览度假圣地。城内有杰克逊维尔大学等5所高等学府，以及杰克逊维尔儿童博物馆、艺术博物馆、卡默美术馆河海洋科学中心等文化设施。



Miami
迈阿密
美洲之都

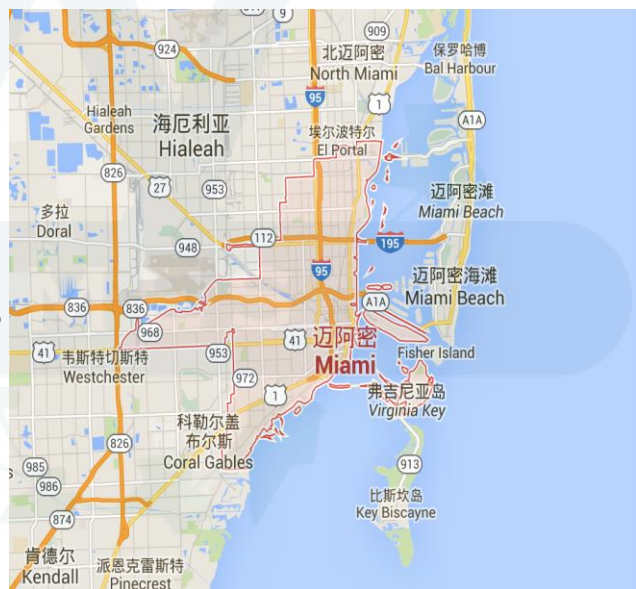


简介: 迈阿密 (Miami) 是佛罗里达州第二大城市，位于佛罗里达半岛比斯坎湾。迈阿密还是南佛罗里达州都市圈中最大的城市，这个都市圈由迈阿密-戴德县 (Miami- Dade County)、布劳沃德县 (Broward County)、和棕榈滩县 (Palm Beach County) 组成，人口超过559万人，是美国人口最为稠密德城市之一，美国东南部最大德都市圈，也是全美第四大都市圈。2008年，迈阿密被《福布斯》杂志评为“美国最干净的城市”。2009年，迈阿密还被瑞士联合银行评为美国最富裕城市 and 全球第五富裕城市。

居住人群: 城市约36万人口，有大量来自古巴等中美洲移民。

适宜人群: 热爱阳光沙滩繁华都市的家庭。

生活: 迈阿密市和佛罗里达州的其他城市一样，拥有温暖、湿润的夏雨型亚热带气候，但迈阿密平均冬季气温比起其他位于北回归线以南的城市为高，平均最低气温有摄氏15.1度。迈阿密是文化的大熔炉，受庞大的拉丁美洲族群和加勒比海岛国居民的影响很大，与北美洲、南美洲、中美洲及加勒比好地区在文化和语言上关系密切。



Orlando
奥兰多
童话世界，休闲之都

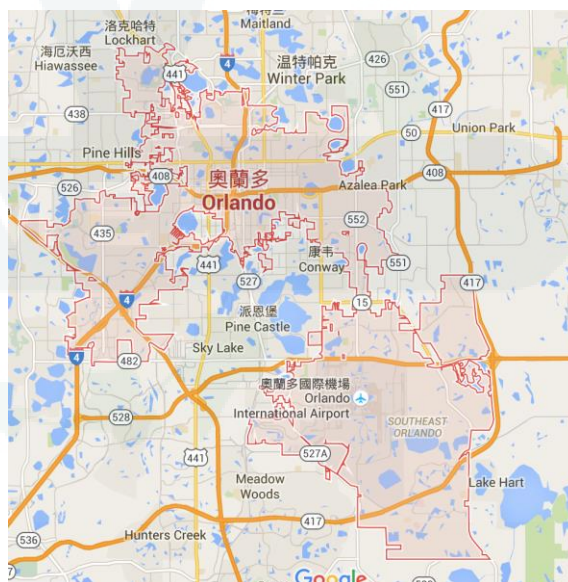


简介: 奥兰多(Orlando)是位于美国佛罗里达州中部的一座城市，也是橙县(Orange County)的县治所在，根据美国人口调查局2006年统计，人口共220,186人。众多的湖泊，干净的接到、友善的居民及温暖的气候让奥兰多成为健行、露营、水上活动、蜜月及家庭旅行的最佳去处。

居住人群: 奥兰多是一座国际化都市，人口结构非常多元化，有来自世界各地的移民居住此地。除了本地人口还有来自世界各地慕名而来的游客来此居住度假。

适宜人群: 喜欢热带气候，喜欢休闲舒适生活的家庭。有孩子的家庭，奥兰多事孩子们的梦中乐园。

生活: 奥兰多拥有与洛杉矶迪斯尼齐名的世界上最大的迪斯尼乐园，美国境内最大的海洋世界也位于奥兰多，这片阳光下的童话世界聚集了迪士尼世界、环球影城、冒险岛乐园及无数的旅游景点。造就了它在美国人心中最佳观光地位之一。奥兰多景点美就在它的多彩、新奇、动感，还有那宜人的温馨。



Tampa

坦帕

科技新贵之地

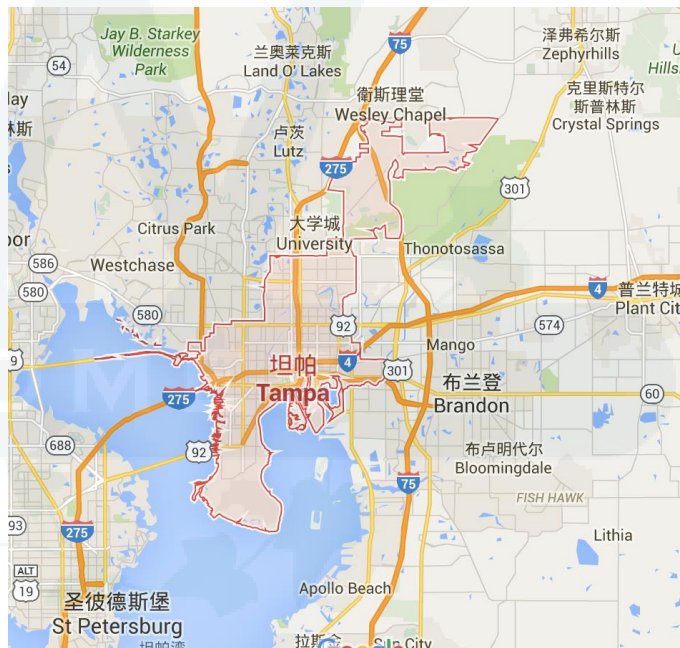


简介: 美国佛罗里达半岛西岸海港城市，属希尔斯伯勒县 (Hillsborough County)，位于希尔斯伯勒河口，临坦帕湾 (Tampa Bay)，外连墨西哥湾 (Gulf of Mexico)。坦帕是仅次于杰克逊维尔 (Jacksonville) 和迈阿密 (Miami) 的佛罗里达州第三大城市。

居住人群: 根据美国人口调查局2014年统计，共有人口约35万，其中白人占62.9%，亚裔占3.4%。

适宜人群: 喜欢热带海洋生活的家庭，准备长期居住或者购房度假的家庭。

生活: 坦帕 (Tampa) 城市群是仅次于迈阿密 (Miami) 的佛罗里达第二大城市群，仅次于休斯顿 (Houston) 的墨西哥海湾沿岸第二大城市群，仅次于迈阿密、华盛顿特区 (Washington D.C.) 和亚特兰大 (Atlanta) 的南方第四大城市群，以及全美第19大城市群。由于良好的气候和较低的物价、税收，坦帕湾在过去的20年中是中美和外国移民的首选目的地以及全美首选的度假、退休疗养胜地。



购房流程图

购买人 负责

经纪人 协助

律师, 会计师, 保险师 协助

购房流程图

购买(个人或公司)

资金准备

选择经纪人

签署购房协议

选择适合的区域

房屋挑选

房价谈判

签订合同

支付定金

房屋检查

购买房屋保险

房屋过户

交房检查拿钥匙

入住

佛罗里达州

Brokerage Relationship Disclosure



SINGLE AGENT NOTICE

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO BUYERS AND SELLERS THEIR DUTIES. As a single agent, Keller Williams Advantage II Realty

and its associates owe to you the following duties:

1. Dealing honestly and fairly;
2. Loyalty;
3. Confidentiality;
4. Obedience;
5. Full disclosure;
6. Accounting for all funds;
7. Skill, care, and diligence in the transaction;
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

Date

Signature

Buyer () () or **Seller** () () acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

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TRANSACTION BROKER NOTICE

As a transaction broker, Keller William Advantage II Realty and its associates, provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care, and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

Date _____

Signature _____

Signature _____

Copy returned to **Customer** on the _____ day of _____, _____ by: ☐ personal delivery ☐ mail ☐ E-mail ☐ facsimile.

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CONSENT TO TRANSITION TO TRANSACTION BROKER

FLORIDA LAW ALLOWS REAL ESTATE LICENSEES WHO REPRESENT A BUYER OR SELLER AS A SINGLE AGENT TO CHANGE FROM A SINGLE AGENT RELATIONSHIP TO A TRANSACTION BROKERAGE RELATIONSHIP IN ORDER FOR THE LICENSEE TO ASSIST BOTH PARTIES IN A REAL ESTATE TRANSACTION BY PROVIDING A LIMITED FORM OF REPRESENTATION TO BOTH THE BUYER AND THE SELLER. THIS CHANGE IN RELATIONSHIP CANNOT OCCUR WITHOUT YOUR PRIOR WRITTEN CONSENT.

As a transaction broker, Keller William Advantage II Realty and its associates, provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care, and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

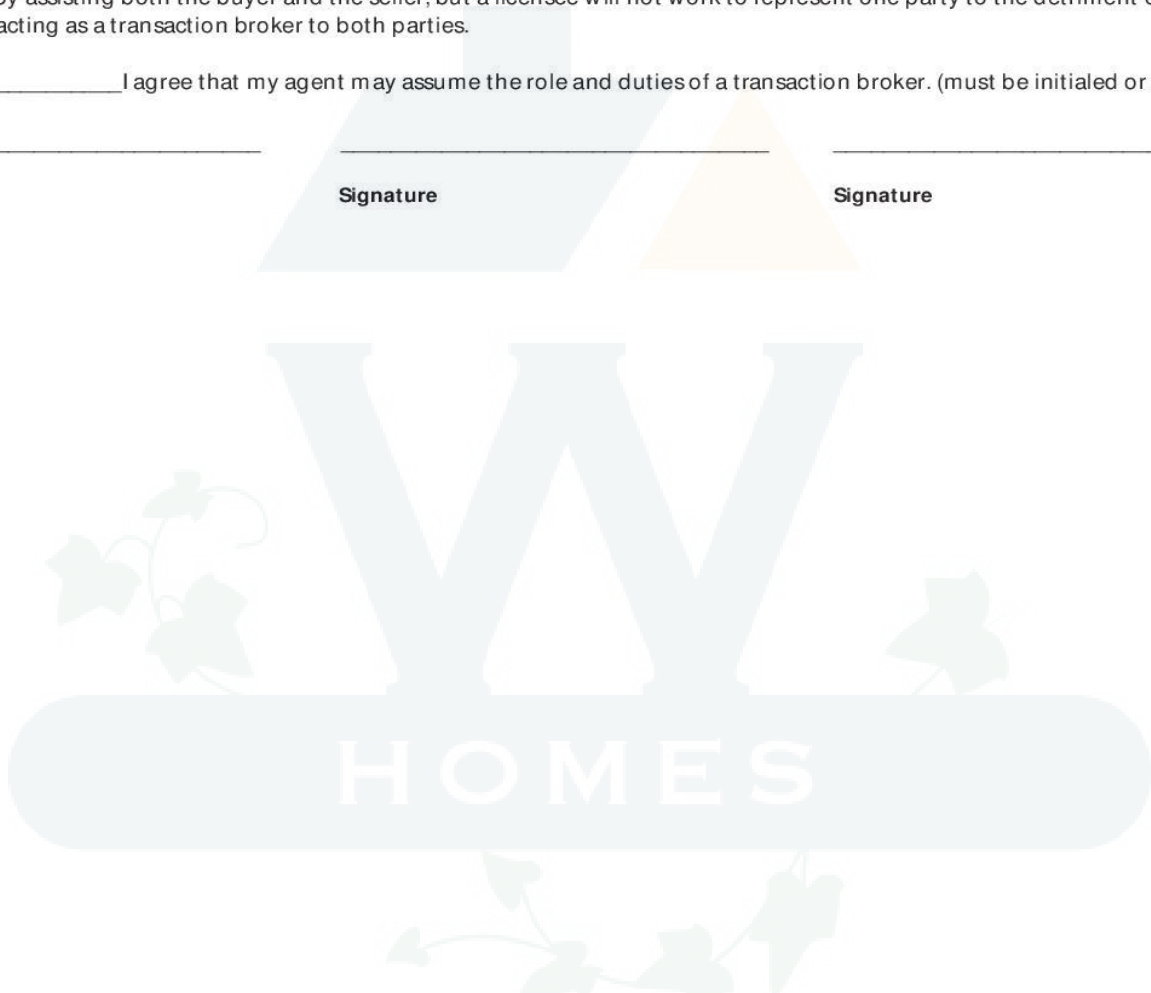
Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

_____ I agree that my agent may assume the role and duties of a transaction broker. (must be initialed or signed)

Date

Signature

Signature



Buyer (____) (____) or **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

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- Henry David
Thoreau



筑巢逐梦，
乐活安家。

- 亨利 戴维 梭罗

Estimated Closing Cost

房产交易费用预算

Seller卖方

Title service (产权服务费): \$275

Deed recording fee (地契记录费): \$18.50

Survey fee (房产勘测费): \$250

Termite inspection (白蚁检查费): \$95

Calculator (cash) for buyer closing costs estimated, visit

计算器(现金)为买方交易费用估计, 访问

<http://www.watsontitleservices.com/cash-hud.html>

Calculator (mortgage) for buyer closing costs estimated, visit

计算器(按揭贷款)为买方交易费用估计, 访问

<http://www.watsontitleservices.com/buyers-closing-cost-estimator.html>

Buyer买方

Broker's commission (经纪人费用):

Documentary stamps on the deed (政府印花税)

Prorated real property taxes (平摊的房地产税)

Brokerage only fee (房产公司费用): \$250

Title insurance (产权保险): \$100

Title service fee (产权服务费): \$450

Municipal Lien search fee (市政收费检索费): \$110

Search fee (检索费): \$175

Calculator for seller closing costs estimated, visit:

计算器估计卖家的交易费用, 请访问:

<http://www.watsontitleservices.com/sellers-closing-cost-estimator.html>

附注: 以上信息仅供参考。

your guide

to buying a home

Relocation Assistance

安家辅助

- Education
教育 – 升学规划
- Accountant & Attorney
会计和律师 – 税务和房产过户
- Insurance
保险 – 房产，医疗

佛罗里达州