

**Who
We
Are.....**

**DEBRA K.
WASHBURN**

FIU, BS, 1984
VICE PRESIDENT,
CLOSER & CLOSING
COORDINATOR FOR
GATC SINCE 1980

Extensive experience in:
residential and commercial Real
Estate closings, First mortgage
closings, Second mortgage
closings, Construction loan
closings, Refinances, FOR
SALE BY OWNER, Estate
closings, Trust closings, Title
Examinations, Property
searches and the preparation of
owner's and mortgagee title
Insurance policies.

**JOANNE
CINQUEGRANA**

PRECLOSING AND
POSTCLOSING
COORDINATOR FOR
GATC SINCE 1980

LISA FAMA
PRECLOSING AND
POSTCLOSING
COORDINATOR FOR
GATC SINCE 2002

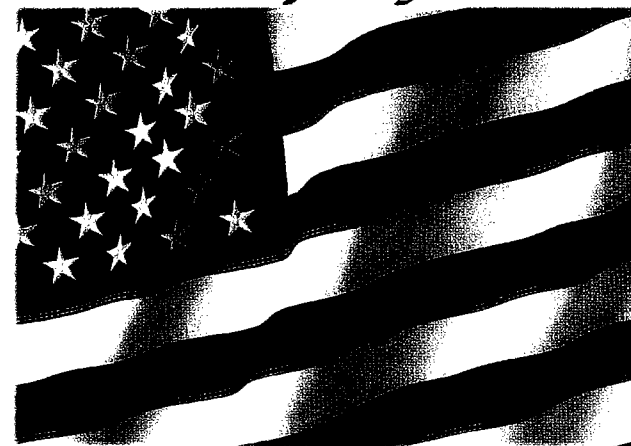
DAVID ZIPPIN
CORNELL UNIVERSITY
BS 2000
ADMINISTRATIVE
ASSISTANT FOR GATC
SINCE 2002

ROBERT S. ZIPPIN
CORNELL UNIVERSITY
BS 1968
ADELPHI UNIVERSITY
MBA 1971
TEMPLE UNIVERSITY
JD 1972
FLORIDA BAR 1972

PRESIDENT AND
ATTORNEY ON STAFF
OF GATC SINCE 1978

The Great American Title
Company
7101 W McNab Rd., Suite 200
Tamarac, FL 33321
Phone 954-720-1788
Fax 954-720-1781
Email: thegatc@bellsouth.net
<http://www.southfloridatitle.com>

*The Great
American Title
Company*



"GATC"

Where you start when you buy

Real Estate

Established 1978

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COMMON QUESTIONS & ANSWERS

1. I'VE FOUND A HOUSE THAT I WANT TO BUY, WHAT DO I DO FIRST?

The first thing you need to do is obtain a written contract between the buyer and the seller. Call us and we will refer you to an attorney qualified to draw the contract or we will give you a blank contract for you to complete.

2. WHO SHOULD HOLD THE DEPOSIT?

The deposit should be held by an accountable entity such as GATC, a lawyer, or a realtor.

3. DO I NEED AN ATTORNEY?

In Florida, both Title Companies and Attorneys write Title Insurance for the buyer. For an additional fee, an attorney will represent the buyer. There is no law requiring you to hire an attorney.



Starr Center • Suite 200
7101 West McNab Road
Tamarac, FL 33321

Debra K. Washburn
Vice President
(954) 720-1788
FAX (954) 720-1781

GATC IS OWNED BY:
ROBERT S. ZIPPIN, ESQ.

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COMMON QUESTIONS & ANSWERS

5. WHAT IS TITLE INSURANCE?

Title Insurance insures that title to the real property is free and clear, subject to certain standard exceptions, from the beginning of time through the effective date of the title policy. There is a *one time* premium paid at closing.

6. WHY DO I NEED TITLE INSURANCE?

If you are getting a loan, the lender requires a title policy in favor of the lender and it is strongly recommended that you obtain an owners title insurance policy at closing whether you are getting a loan or not.

7. WHAT WILL IT COST TO BUY MY HOUSE?

Call us for a quote at no charge or obligation. We charge the lowest rates allowable by law.