

Insider's Edition

American Fidelity Title

You asked for it....

We received several requests to include an article in our newsletter that describes the various types of tenancies.

The type of tenancy determines the ownership rights between multiple owners. It is important that the ownership is established correctly up front so there are clear guidelines for handling situations such as the death of one of the parties, the sale of one of the owners interest, etc. Should you desire any further information, please do not hesitate to contact American Fidelity Title so that we may expand more on this topic with you.

Tenancy by the entireties— a tenancy that is created between a husband and wife and by which together they hold title to the whole with right of survivorship, so that upon death of either the other takes whole to the exclusion of deceased heirs. Neither party can alienate or encumber the property without the consent of the other.

"John Doe and Jane Doe, Husband and Wife"

Joint Tenancy with Right of Survivorship— A tenancy with two or more coowners who take identical

interests simultaneously by the same instrument and with the same right of possession. A joint tenancy differs from a tenancy in common because each joint tenant has a right of survivorship to the other's share.

"John Doe, a single man and Jane Smith, a single woman, as joint tenants with full rights of survivorship and not as tenants in common"

Tenants in Common - A form of ownership whereby each tenant holds an undivided interest in property, equal or unequal, as derived from the same or different instruments at the same or different times. Should one of the parties die, their interest would typically go into their estate/probate versus to the other party.

"John Doe, a single man and Jane Smith, a single woman, as tenants in common"

Tenancy for life/life estate - One who holds land or tenements for his own life or for that of any other person.

Remainder - An estate limited to take effect and to be enjoyed after another estate is terminated.

Tenancy for life/life estate and Remainder are typically used together and may be seen as follows:

"John Doe, a single man, as to a life estate, and with remainder to Jane Smith, a single woman."

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"Hobo" Corn on the Cob

- 1 sheet (18"x24") heavy duty aluminum foil or Reynolds cooking packet
- 4 ears corn-on-the-cob, husked
- 1/4 cup butter, softened
- Salt & pepper to taste or seasoning salt
- 2 ice cubes

Preheat oven to 450° or build a medium-high grill in campfire or barbecue.

Spread margarine on corn. Sprinkle with seasonings. Top with ice cubes. Place corn in aluminum foil. Double fold top and ends to seal making one large foil packet. Or place ingredients in an aluminum cooking bag and seal carefully. Leave room for heat circulation inside. Bake 35 to 40 minutes on a cookie sheet in oven OR grill 15 to 20 minutes. Turn packet over once during cooking. Open carefully to avoid steam and enjoy.

Makes 4 servings



For more information, please contact your American Fidelity Title Marketing Representative at 954-492-5000

American Fidelity Title

6400 N Andrews Avenue, Suite 340
Fort Lauderdale, FL 33309
Telephone: 954-492-5000
Facsimile: 954-492-4529

The information contained herein is not intended to be legal or accounting advice.



The History of Father's Day

Sonora Dodd, of Washington, first had the idea of a "father's day." She thought of the idea for Father's Day while listening to a Mother's Day sermon in 1909.

Sonora wanted a special day to honor her father, William Smart. Smart, who was a Civil War veteran, was widowed when his wife died while giving birth to their sixth child. Mr. Smart was left to raise the newborn and his other five children by himself on a rural farm in eastern Washington state.

After Sonora became an adult she realized the selflessness her father had shown in raising his children as a single parent. It was her father that made all the parental sacrifices and was, in the eyes of his daughter, a courageous, selfless, and loving man. Sonora's father was born in June, so she chose to hold the first Father's Day celebration in Spokane, Washington on the 19th of June, 1910.

President Calvin Coolidge, in 1924, supported the idea of a national Father's Day. Then in 1966 President Lyndon Johnson signed a presidential proclamation declaring the 3rd Sunday of June as Father's Day. President Richard Nixon signed the law which finally made it permanent in 1972.

American Fidelity Title

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People don't care how much you know, until they know how much you care.

- Unknown

American Fidelity Title
6400 N Andrews Avenue, Ste 340
F. Lauderdale, FL 33309