



The Complete Guide to Remote Online Notarization (RON)

How to Securely Notarize Real Estate, Legal & Personal Documents – From Anywhere

Alicia's Mobile Loan & Notary Services

Secure • Convenient • Legally Compliant

www.aliciasmlns.com





Whether you're handling real estate, Power of Attorney documents, healthcare paperwork, affidavits, or property transfers, getting your documents notarized correctly is essential – and often time-sensitive.

This guide was created to help you understand how **Remote Online Notarization (RON)** works, what documents can be notarized online, and how to complete the process securely and legally from wherever you are.

Inside this guide, you'll discover:

- What Remote Online Notarization is and how it works
- Which documents can be notarized online in Texas
- How RON compares to traditional mobile notary services
- Security measures that protect your identity and documents
- How to prepare for a successful online notarization session

Whether you are completing important legal paperwork, managing real estate transactions, assisting a loved one with healthcare decisions, or finalizing business documents, this guide is designed to make the process clear, simple, and stress-free.

At **Alicia's Mobile Loan & Notary Services**, our goal is to provide secure, professional, and convenient notarization services you can rely on – whether online or in person.




We hope this guide gives you the clarity and confidence you need to move forward with your notarization.

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Why Notarization Is Changing – And Why It Matters Today

Traditional Notarization

-  Travel
-  Paper
-  Waiting

RON Benefits

-  Online
-  Secure
-  Fast

For many years, getting a document notarized meant setting aside time to travel, wait, and coordinate schedules – often during limited business hours. You may have experienced this yourself:

- Driving across town to find an available notary
- Waiting in line at a bank or office
- Coordinating signing times between multiple people
- Dealing with delays when documents were needed urgently

In many situations, notarization is the final step before something important can move forward – whether it's transferring property, signing medical documents, or finalizing legal paperwork. When delays happen, everything else gets affected.

The Reality of Modern Notarization Needs

Today, people are managing responsibilities across greater distances than ever before. Real estate transactions happen across states. Families coordinate legal decisions from different cities. Urgent healthcare paperwork must be completed quickly. Property transfers and vehicle sales often happen the same day. Traditional notarization methods weren't designed for this level of speed and flexibility.

That's why Remote Online Notarization (RON) has become one of the most important advancements in notary services.

From Traditional to Digital: What Has Changed

Traditional notarization often requires traveling to a physical location, waiting for availability, coordinating multiple schedules, handling paper documents, and working within limited service hours.


Remote Online Notarization allows you to sign from home or office, complete notarizations via real-time video, verify identity securely, receive documents digitally – and do all of this on a flexible schedule that works for you.

This shift means notarization happens on your schedule, not someone else's.

Real-Life Situations Where RON Makes a Difference

Remote Online Notarization isn't just convenient – it solves real-world problems where time, location, and flexibility matter.

 Property Transfer

 Healthcare
Emergency

 Vehicle Sale

Scenario 1 – Out-of-State Property Transfer

You need to transfer ownership of property, but one party lives in another state.

Instead of traveling or delaying the transaction, Remote Online Notarization allows all parties to sign securely from their own location – saving time and avoiding unnecessary travel.

Scenario 2 – Urgent Healthcare Documents

A family member needs a healthcare directive signed quickly while receiving medical care.

With Remote Online Notarization, documents can be completed without leaving the hospital or coordinating transportation.

Scenario 3 – Same-Day Vehicle Sale

A buyer is ready to complete a vehicle purchase today, but the bill of sale requires notarization.

RON allows the document to be notarized quickly, helping both parties finalize the transaction without delay.

Why Remote Online Notarization Is Becoming the Preferred Option

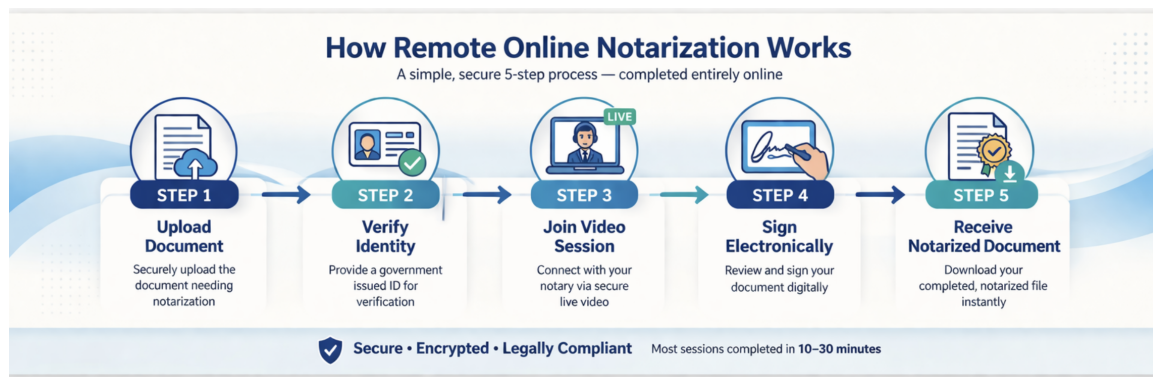
Remote Online Notarization offers:

- ✓ Greater flexibility
- ✓ Faster completion times
- ✓ Secure identity verification
- ✓ Reduced travel requirements
- ✓ Reliable digital recordkeeping

For many individuals and businesses, RON has become the **most practical and efficient way** to complete notarization.

What Is Remote Online Notarization (RON)?

Remote Online Notarization allows you to notarize documents securely through a live video connection with a commissioned notary – no travel required. Using your computer, tablet, or smartphone, you can complete the entire process online, making notarization faster, more convenient, and accessible regardless of time, distance, or scheduling challenges.



How It Works

RON combines secure identity verification with real-time video communication. During the session, your identity is verified using a government-issued ID, you connect with a notary via live video, sign your document electronically, and receive your digitally sealed document – all within 10 to 30 minutes.

Who Can Use Remote Online Notarization?

Remote Online Notarization is ideal for individuals and businesses who:

- ✓ Need documents notarized quickly
- ✓ Are located in different cities or states
- ✓ Have scheduling limitations
- ✓ Prefer to avoid travel
- ✓ Require secure digital document handling

RON is commonly used for legal, financial, medical, real estate, and personal documents.

Good to Know

Remote Online Notarization uses secure encryption, identity verification, and recorded video sessions to help protect both your identity and your documents.

Is Online Notarization Safe? (Security Deep Dive)

Yes – and in many ways, RON provides even stronger security protections than traditional in-person notarization, using multiple layers of technology to verify identity, protect documents, and prevent fraud.

How Your Identity Is Verified

Before your session begins, your identity is confirmed through several steps:

- **Government ID Verification** – You'll upload a valid government-issued ID, such as a driver's license or passport.
- **Credential Analysis** – Your ID is checked for authenticity using advanced validation technology.
- **Knowledge-Based Authentication (KBA)** – You may be asked security questions based on public records that only you should know.

How Your Documents Stay Protected

- **Encrypted Video Sessions** – Your notarization takes place over a secure video connection.
- **Tamper-Evident Digital Seals** – Once notarized, documents cannot be altered without detection.
- **Secure Storage & Delivery** – You receive a protected digital copy immediately after the session.
- **Permanent Audit Trails** – The session is recorded and stored as legal proof if ever needed.

Why Many Experts Consider RON More Secure

Unlike traditional notarization – which relies on visual ID checks and handwritten signatures – RON adds multiple digital security layers, making it easier to verify, harder to falsify, and more reliable over time.

Is Remote Online Notarization Legal in Texas?

Yes – RON is fully authorized in Texas, and notarizations performed by commissioned notaries are legally recognized statewide. Note that certain documents, particularly real estate filings, may still require confirmation with local county recording offices.

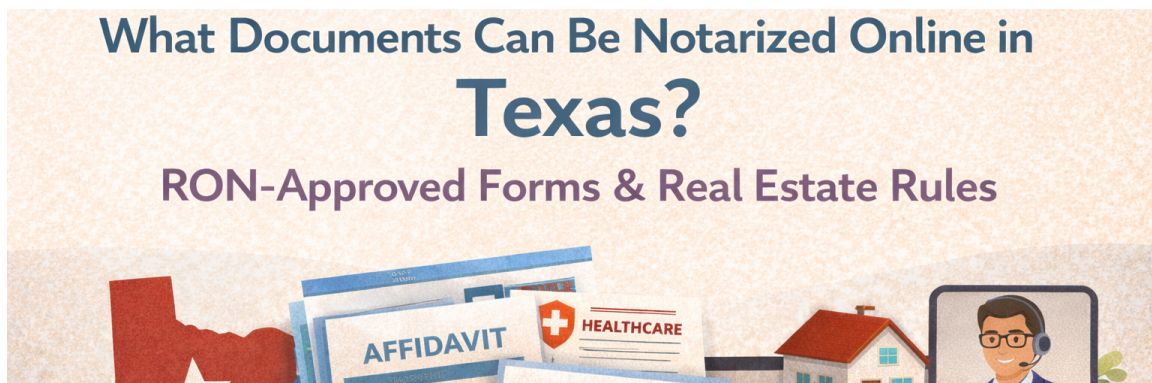
Security You Can Trust

Remote Online Notarization includes:

- ✓ Verified identity checks
- ✓ Secure encrypted sessions
- ✓ Tamper-proof documents
- ✓ Recorded legal audit trails

These safeguards help protect both your identity and your documents.

What Documents Can Be Notarized Online in Texas



Texas is one of the most advanced states for Remote Online Notarization, allowing many commonly used legal and personal documents to be notarized securely online. Below is an overview of the most common document types eligible for remote notarization – as long as the receiving agency accepts electronic notarization.

Common Documents That Can Be Notarized Online

📄 Affidavits & Sworn Statements Among the most frequently notarized documents online, including Affidavits of Identity, Residence, Financial Status, and Support, as well as general sworn statements. These are ideal for RON as they typically don't require physical presence.

⚖️ Power of Attorney (POA) Documents Often time-sensitive, POA documents are well-suited for online notarization. Common types include Durable, Financial, Medical, and Limited or Special Power of Attorney.

🏠 Healthcare & Medical Documents Including Advance Directives, Living Wills, Medical Authorization Forms, and HIPAA Authorization Forms. Remote notarization is especially helpful when individuals are unable to travel.

📁 Business & Legal Documents Contracts, business affidavits, vendor agreements, corporate resolutions, and employment-related documents can all be notarized online, helping streamline compliance.

🚗 Vehicle & Property Transfer Documents Bills of Sale, vehicle and equipment transfer affidavits, and title-related paperwork. Always confirm requirements with the receiving agency when needed.

🏡 Real Estate Documents Seller disclosures, mortgage documents, deeds, refinancing paperwork, and quitclaim deeds may be notarized online depending on county recording acceptance.

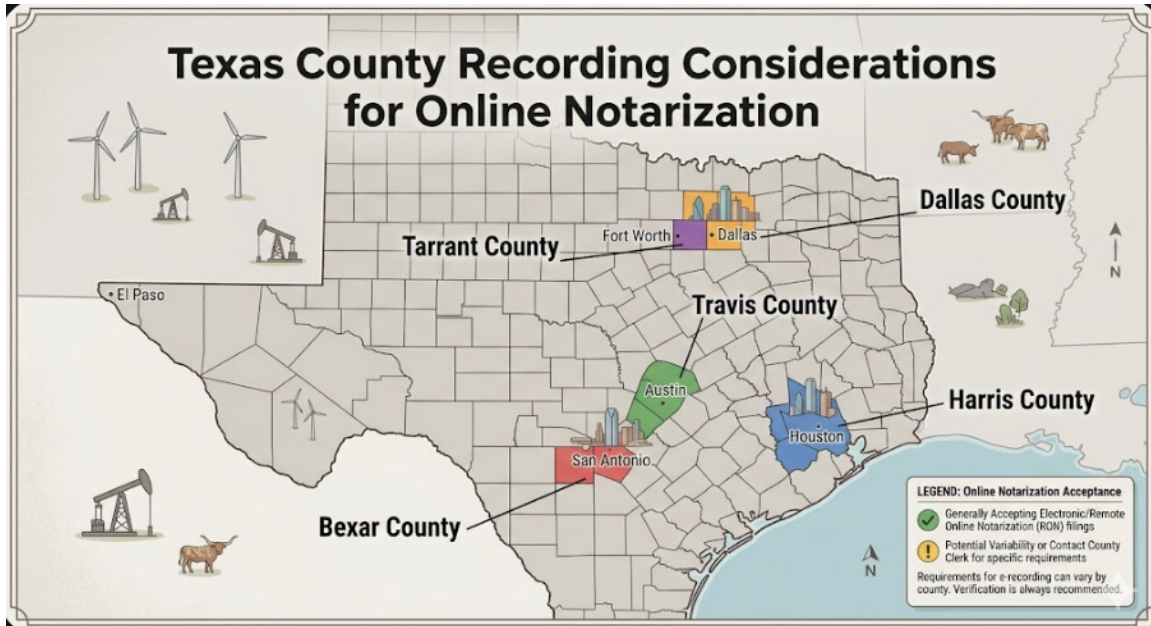
⚠️ *County recording rules may vary. We'll cover this in the next section.*

Important to Know

While many documents can be notarized online, the organization receiving your document must accept electronic notarization.

If you're unsure, it's always best to confirm before scheduling your session.

Texas Real Estate County Acceptance



Real Estate Documents & County Recording Rules in Texas

RON is fully authorized in Texas, but real estate documents come with an important detail: each county determines whether electronically notarized documents can be recorded. While a document can be notarized online, the county where the property is located must also accept electronic notarization before it can be officially recorded.

Why This Matters

Real estate documents like deeds, mortgage paperwork, and property transfers must be recorded with the county clerk to become legally recognized. If a county doesn't accept electronically notarized documents, you may need a traditional in-person or mobile notary with a wet-ink signature.

Counties That Commonly Accept Electronic Recording

Many of Texas' larger counties – including Harris, Dallas, Travis, Tarrant, and Bexar – regularly accept electronically notarized documents due to the high volume of real estate transactions they process.

Counties That May Require Traditional Notarization

Some smaller or rural counties may still require paper documents and wet signatures. This doesn't mean RON is unavailable – only that recording requirements vary by county.

When in doubt, confirm with your county clerk, title company, or real estate professional before proceeding.

★ Always Confirm Before Signing

Before scheduling online notarization for real estate documents:

- ✓ Verify the county where the property is located
- ✓ Confirm recording acceptance requirements
- ✓ Ask your title company if electronic notarization is allowed

Taking these steps helps avoid unnecessary delays.

Real Estate & Property Transfers



Real Estate & Property Transfers via RON

Remote Online Notarization (RON) streamlines real estate transactions by removing travel and scheduling barriers. It is a secure, efficient solution for time-sensitive closings, including ownership transfers, refinancing, and investor paperwork.

Common Documents for Online Notarization

Acceptance depends on specific **lender requirements** and **county recording policies**. Frequently notarized documents include:

- **Property Transfers:** Deeds (where permitted) and transfer paperwork.
- **Financing:** Mortgage, refinancing, and loan-related documents.
- **Disclosures & Affidavits:** Seller disclosures and real estate affidavits.

Focus: Quitclaim Deeds

A **Quitclaim Deed** transfers property interest without guaranteeing title status. It is one of the most common documents handled via RON for:

- **Family & Marital Changes:** Divorce transfers or adding/removing a spouse from a title.
- **Entity Management:** Moving property into a Trust or LLC.
- **Estate Planning:** Adjusting ownership for long-term planning.

Note: Always verify with the specific County Clerk (such as those highlighted in the map above) to ensure they accept electronically notarized deeds for recording

★ Always Verify County Acceptance

Before notarizing real estate documents online:

- ✓ Confirm the county recording requirements
- ✓ Check with your title company
- ✓ Verify document acceptance
- ✓ Ensure all information is complete before signing

Taking these steps helps prevent rejected filings and costly delays.

Quitclaim Deeds Explained



Understanding Quitclaim Deeds

A **quitclaim deed** is a legal instrument used to transfer property interest between parties who typically share an established level of trust. Unlike warranty deeds, a quitclaim transfers only the signer's current interest without guaranteeing a clear title.

Remote Online Notarization (RON) adds significant flexibility to this process, particularly when parties are geographically separated or facing tight deadlines.

Common Use Cases

Quitclaim deeds are standard for personal, family, or structural title changes:

- **Family & Marital:** Transferring property during a divorce or adding/removing a spouse.
- **Entity Management:** Moving assets into a **Trust** or **LLC**.
- **Estate Planning:** Facilitating long-term property succession.

When to Use RON for Deeds

Online notarization is the ideal solution when:

- **Distance is a factor:** Parties reside in different cities or states.
- **Urgency:** The transfer must be completed quickly to meet a deadline.
- **Logistics:** In-person scheduling is difficult for one or both parties.

***Pro-Tip:** Before proceeding, always verify that the **receiving county** (such as Harris or Dallas County) accepts electronically notarized documents for digital recording*

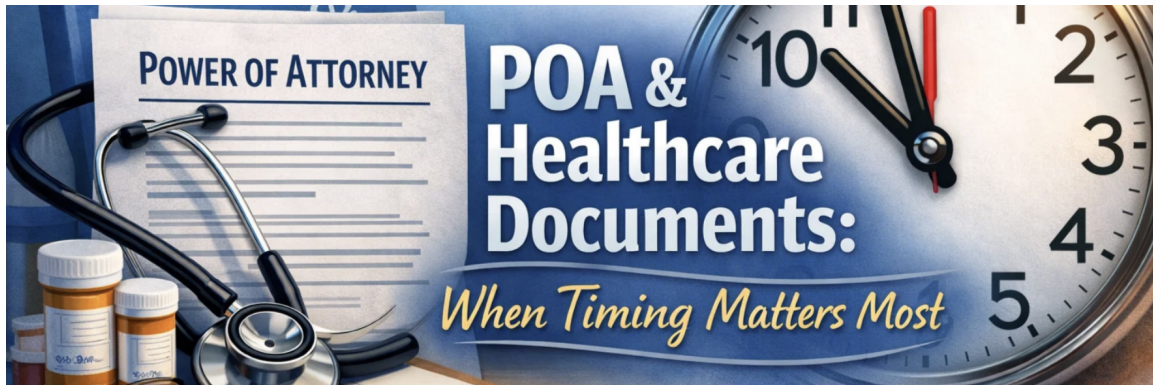
★ Before Signing a Quitclaim Deed

Always make sure:

- ✓ The property information is correct
- ✓ The legal description is accurate
- ✓ The document is complete
- ✓ The county accepts electronic notarization

Taking these steps helps prevent recording delays.

POA & Healthcare Documents



POA & Healthcare Documents: When Timing Matters Most

When urgent financial, legal, or medical decisions arise, **Remote Online Notarization (RON)** eliminates travel and scheduling delays. This is especially critical when signers are hospitalized, live in different states, or face sudden health changes.

Power of Attorney (POA)

A POA legally authorizes one person to act on behalf of another. RON allows for secure, immediate execution of:

- **Durable & Financial POA:** Managing assets and legal affairs.
- **Medical POA:** Designating a healthcare proxy.
- **Limited/Special POA:** Authorizing specific, one-time actions.

Healthcare & Medical Directives

During stressful medical situations, online notarization reduces administrative hurdles for families. Common documents include:

- **Advance Directives & Living Wills:** Outlining end-of-life care preferences.
- **Medical & HIPAA Authorizations:** Granting access to protected health information.

Key Benefit: *RON provides a secure, digital solution when the signer is unable to travel or needs to finalize documents from a healthcare facility*

Example: When Time Is Critical

When a family member is hospitalized and requires a **Medical Power of Attorney** urgently, Remote Online Notarization (RON) eliminates the need for travel or in-person scheduling.

Documents can be executed securely directly from a hospital room or any separate location, ensuring families can make critical decisions without delay.

★ Before Scheduling Your Notarization

- ✓ Your document is fully prepared
- ✓ You understand the purpose of the document
- ✓ Required witnesses (if needed) are available
- ✓ The receiving organization accepts electronic notarization

Taking these steps helps ensure a smooth and successful notarization process.

Affidavits & Immigration Documents

Affidavits & Immigration Documents

Affidavits are written statements made under oath to verify identities, confirm facts, or support official applications. **Remote Online Notarization (RON)** is particularly effective for these documents because the process focuses on secure identity verification and the signer's formal acknowledgment of the oath.

Common Types of Affidavits

RON allows you to complete sworn statements quickly for legal, financial, or administrative purposes:

- **Identity & Residency:** Affidavits of Identity or Residence.
- **Financial & Support:** Affidavits of Financial Support or Relationship (common in immigration).
- **General Statements:** Any formal sworn statement requiring a notary's seal.

Why RON Works for Sworn Statements

- **Location Independent:** Complete paperwork for international or out-of-state applications from home.
- **Speed:** Ideal for meeting strict filing deadlines for immigration or court.
- **Security:** Digital tampering seals and robust ID credential analysis ensure the statement's integrity.



Immigration-Related Documents

Not all immigration forms require notarization, but several key supporting documents often do. **Remote Online Notarization (RON)** is a secure, convenient way to finalize these papers, especially for signers in different geographic locations.

Commonly Notarized Supporting Documents:

- **Financial & Relationship:** Affidavit of Support and Identity Verification Affidavits.
- **Sworn Evidence:** Letters of Explanation and General Sworn Statements.
- **Certifications:** Translation Certification Statements.

Key Benefit: RON helps meet strict filing deadlines by allowing signers to execute documents from any location without the need for an in-person appointment.

Vehicle & Bill of Sale Notarization

When buying or selling vehicles, boats, or heavy equipment, a notarized **Bill of Sale** verifies the transaction's authenticity and protects both parties. **Remote Online Notarization (RON)** keeps sales moving smoothly by allowing owners and buyers to finalize paperwork without meeting in person.

When Notarization is Required

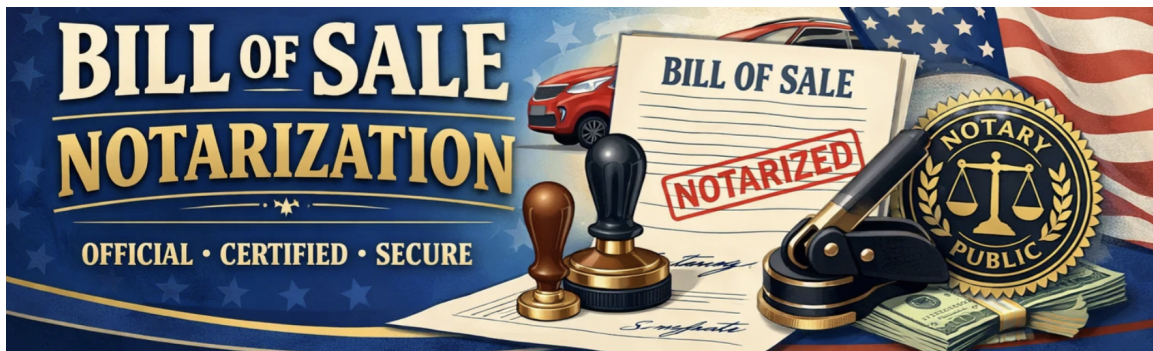
While not always mandatory, notarization is often requested by lenders, state agencies, or for high-value private agreements involving:

- **Private Vehicle Sales:** Cars, trucks, and trailers.
- **Recreational Assets:** Boats, RVs, and powersports.
- **Business Assets:** Heavy machinery or specialized equipment.
- **High-Value Transactions:** Any sale where signature verification is critical for legal protection.

Why Use RON for Sales?

- **Bridge the Distance:** Perfect for out-of-state buyers or remote private sales.
- **Instant Documentation:** Finalize the sale immediately to secure funding or transport.
- **Secure Verification:** Uses robust ID analysis to prevent fraudulent title transfers.

Note: Always check with your local DMV or tag agency to ensure they accept electronically notarized bills of sale for title registration



Benefits of RON for Vehicle Transactions

Vehicle and equipment transfers often require same-day completion. **Remote Online Notarization** streamlines the process by offering:

- **Speed & Flexibility:** Faster document completion and easy scheduling for all parties.
- **Remote Access:** Buyers and sellers can participate from different cities or states.
- **Reduced Friction:** Eliminates travel requirements and logistical delays.
- **Enhanced Security:** Provides secure digital records and robust identity verification.

This is the ideal solution for coordinating high-value private sales or time-sensitive equipment transfers without the need for an in-person meeting.

Remote Online Notarization vs. Mobile Notary



Remote Online Notarization vs. Mobile Notary: Which One Do You Need?

Many people aren't sure whether they need a **Remote Online Notary (RON)** or a **Mobile Notary**. Both options are legal, reliable, and useful – but each is designed for different situations.

Understanding the differences between these two services can help you choose the most convenient and effective option for your needs.

The good news is that both services offer flexibility and professional support – the right choice simply depends on your document type and situation.

Feature	Remote Online Notary (RON) 🏠	Mobile Notary 🚗
Primary Benefit	Maximum Convenience & Speed	In-Person Authentication
Best Choice If...	You want to sign from the comfort of home.	A physical "wet-ink" signature is required.
Scheduling	Fast, flexible, and often immediate.	Depends on travel time and notary availability.
Location	Perfect for parties in different cities or states.	Essential if witnesses must be physically present.
Technology	Requires a stable internet connection and video.	Best if the signer cannot use video technology.
Document Type	Ideal when digital (PDF) records are accepted.	Necessary if the agency requires paper documents.
Security	Offers a secure, recorded video audit trail.	Provides traditional, face-to-face verification.

How to Decide Which Service Is Right

Most people benefit from answering a few simple questions before scheduling.

Ask yourself:

- ✓ Does my document allow electronic notarization?
- ✓ Can I join a secure video session?
- ✓ Does the receiving agency accept digital documents?
- ✓ Do I need witnesses present in person?

If you're unsure, it's always okay to ask before booking.

Real-Life Scenarios Where RON Makes a Difference

Real-Life Situations Where Online Notarization Saves Time and Reduces Stress

Most people discover Remote Online Notarization when time, distance, or scheduling makes traditional notarization difficult. Here are some common situations where it can make a real difference.

Scenario 1 – Out-of-State Property Transfer

Situation:

You need to sign real estate documents, but the property is located in another city or state.

Traveling back and forth to complete paperwork can be expensive and time-consuming.

How RON Helps:

Remote Online Notarization allows you to sign documents securely from your current location. This keeps real estate transactions moving forward without delays caused by travel or scheduling conflicts.

Scenario 2 – Hospital or Healthcare Emergency

Situation:

A family member requires a healthcare directive or Power of Attorney while receiving medical care.

In urgent situations, transportation and scheduling can be difficult or impossible.

How RON Helps:

Online notarization allows documents to be completed securely without leaving the hospital or coordinating in-person appointments. This helps families make important decisions quickly.

Scenario 3 – Same-Day Vehicle Sale

Situation:

You are selling or buying a vehicle, and notarization is required to complete the transaction.

Waiting for an appointment could delay the sale.

How RON Helps:

Remote notarization allows both parties to sign quickly – even from different locations – helping complete the transaction the same day.

Scenario 4 – Busy Work Schedules

Situation:

You need notarization but cannot leave work during regular business hours.

Scheduling travel to meet a notary can be difficult.

How RON Helps:

Remote notarization offers flexible scheduling options, making it possible to complete documents during lunch breaks or outside traditional office hours.

How to Prepare for Your Online Notarization

How to Prepare for Your Online Notarization

Preparing for your Remote Online Notarization session ahead of time helps ensure everything runs smoothly and without delays.

Most sessions are quick and straightforward, but taking a few minutes to prepare can make the process even easier.

Use the checklist below to make sure you're ready before your scheduled session.

Remote Online Notarization Preparation Checklist

Before Your Appointment, Make Sure You Have:

-  **A Valid Government-Issued ID**
Examples include a driver's license, state ID, or passport. Make sure your ID is not expired. 
-  **A Computer, Tablet, or Smartphone with Camera**
Your device must support video communication. 
-  **A Stable Internet Connection**
A strong internet connection helps prevent interruptions during the session. 
-  **Your Unsigned Document Ready**
Do not sign your document before meeting with the notary. 
-  **A Quiet, Well-Lit Location**
Good lighting helps verify your identity clearly. 
-  **All Required Signers Available**
Anyone required to sign must be present during the session. 
-  **Any Required Witnesses Ready (if Needed)**
Some documents require witnesses in addition to a notary. 
-  **Confirmed Document Acceptance**
Make sure the receiving agency accepts electronic notarization.

 **"Most sessions take 10-30 minutes"**

Frequently Asked Questions (FAQ)

Frequently Asked Questions About Remote Online Notarization

If you're new to Remote Online Notarization (RON), it's natural to have questions. Below are answers to some of the most common questions people ask before scheduling their notarization.

These answers are designed to help you feel confident, prepared, and ready to move forward.

🗑️ Is Remote Online Notarization legal in Texas? Yes – RON is fully authorized in Texas and widely accepted for most document types. Certain documents, particularly real estate filings, may still require confirmation with local county offices before recording.

🕒 How long does a session take? Most sessions take 10 to 30 minutes, depending on the number of documents, signers, and identity verification steps. Preparing ahead of time helps speed things up.

📄 What do I need? A valid government-issued ID, a device with a camera, a stable internet connection, your unsigned document, and any required witnesses.

🔒 Is it secure? Yes. RON includes identity verification, encrypted video sessions, tamper-proof digital seals, and recorded audit trails to protect both your identity and your documents.

🏠 Can real estate documents be notarized online? Many can, depending on county recording requirements. Always confirm acceptance with your county clerk, title company, or real estate professional to avoid delays.

💻 Do I need special software? No. Most RON platforms work directly in your web browser with no downloads required.

?What if I'm not sure which service I need? Your notary can review your document requirements and recommend the best option. Asking questions before scheduling helps prevent delays.

👥 Can multiple people sign from different locations? Yes – RON allows multiple signers to join from different locations, making it ideal for parties in different cities or states.

Still Have Questions?

If your situation is unique or involves special requirements, it's always best to ask before scheduling.

A quick review of your document can help ensure everything is completed correctly the first time.

Hi, I'm Alicia



About Alicia's Mobile Loan & Notary Services

Alicia's Mobile Loan & Notary Services provides professional notarization services across Texas, offering both secure Remote Online Notarization and convenient mobile notary services.

With a commitment to accuracy, professionalism, and customer care, Alicia supports individuals, families, and businesses in completing important documents with confidence.

Whether documents are completed online or in person, the goal is always the same:

To provide reliable, efficient, and trustworthy service every time.

Alicia Lyles

Alicia Lyles (Owner)

Why Clients Choose Alicia's MLNS

- ✓ Professional and dependable service
- ✓ Secure and compliant notarization process
- ✓ Flexible scheduling options
- ✓ Friendly and client-focused approach
- ✓ Experience with a wide range of document types

Secure • Convenient • Legally Compliant Notarization
– When You Need It Most



Ready to Complete Your Notarization?

You now have everything you need to move forward with confidence – whether you're handling real estate paperwork, legal documents, healthcare forms, or personal transactions.

Alicia's Mobile Loan & Notary Services is here to provide reliable, secure, and convenient notarization solutions tailored to your needs.

Fast • Secure • Professional Notarization


Available Services:

- ✓ Remote Online Notarization (RON)
- ✓ Mobile Notary Services
- ✓ Real Estate Document Notarization
- ✓ Power of Attorney Notarization
- ✓ Healthcare Directive Notarization
- ✓ Affidavits & General Notary Service

Schedule Your Appointment

 **Website:** [AliciasMLNS.com](https://aliciasmlns.com)

 **Email:** notaryalicia@aliciasmlns.com

 **Phone:** 936-247-2500

 **Appointments Available:**

Flexible scheduling options available based on availability.

☆ Book Your Notary Session Today