



# Every Texas property is eligible for online notarization



The entire real estate industry has experienced growing excitement as it moves towards a world of online notarizations and fully digital eClosings. Under both Federal and state law, a document eSigned and notarized online is as legally valid and binding as one notarized via traditional paper-based notarization, and **Texas was a pioneer by becoming one of the first states in 2018 to authorize its notaries to perform online notarization.**

An eClosing occurs when some or all of the key elements of the transaction are digital, rather than on paper.



## eSigning

signing of electronic documents



## Online Notarization

virtual online notarization of electronic documents



## eRecording

digitally recorded electronic real property documents

## ? Does every Texas county support eRecording?



A county recorder has the right to determine the value of adding eRecording infrastructure to store, manage, and catalog electronic documents. In Texas, almost 100 counties have already implemented this infrastructure and support eRecording.

## ? If a real property document is notarized online, how is it recorded if the county does not support eRecording?

Texas allows all counties to record a paper printout of an electronic document if a notary has declared under penalty of perjury that the printout is a true and correct copy of the electronic document. This process is commonly referred to as "papering-out" and enables counties that are not yet eRecording to record eClosing documents notarized online.

As the real estate industry continues to accelerate digital transformation, more buyers and sellers will demand fully digital mortgage closings. Ask VirtualClose about online notarization for a quicker, more convenient way to close.

Verify eClose eligibility for properties in any state with Notarize's [eligibility tool](#).

## About Notarize

Notarize is the leader in online notarization, which is simpler, smarter and safer than notarizing documents on paper. From buying or selling a home to adopting a child, Notarize is bringing trust online 24/7 for life's most important moments. For more information, please visit [notarize.com](https://notarize.com).

