

Central Florida



HURRICANE RESOURCES



RE/MAX
EXCLUSIVE
COLLECTION



HELPFUL CENTRAL FLORIDA RESOURCES

Stay connected with local resources for updates and emergency assistance:

Orlando Emergency Management: The City of Orlando has a dedicated Emergency Management Division that provides real-time information on storms, shelters, and evacuation routes. Visit: <https://www.orlando.gov/>

FloridaDisaster.org: This statewide resource offers the latest updates on hurricane tracking, evacuation orders, and emergency preparedness. Visit [FloridaDisaster.org](https://www.floridadisaster.org).

Central Florida Weather Alerts - [Sign Up Today](#)

Sign up for the OCAAlert System - [Click Here](#)

More Apps for Central Florida - [Click Here](#)

FEMA App: Download the FEMA app for instant alerts and guidance on preparing for and recovering from hurricanes



HURRICANE TIPS

At RE/MAX Exclusive Collection, we know that hurricanes are an inevitable part of life in Florida. Even though the Greater Orlando area is inland, we can still experience powerful winds, flooding, and storm-related disruptions. That's why preparation is crucial for homeowners, buyers, and sellers alike. We've gathered key hurricane tips, hacks, and resources to help you stay safe and protect your property during hurricane season.

1. Prepare a Hurricane Emergency Kit

Having an emergency kit ready is essential for getting through a storm safely. Here are some essentials:

- **Water:** At least one gallon per person per day for 3-7 days.
- **Non-perishable food:** Enough for 3-7 days, including snacks like granola bars and canned goods.
- **Batteries & Flashlights:** Power outages are common during hurricanes, so stock up on extra batteries and reliable flashlights.
- **First Aid Kit:** Include basic first aid items, medications, and any specific medical supplies your family needs.
- **Portable Phone Chargers:** Keep a few portable chargers on hand to stay connected during power outages.



HURRICANE HACKS, TIPS & RESOURCES

2. Fortify Your Home

While Orlando may not experience the full brunt of coastal hurricanes, high winds and flooding can still cause damage. Here's how to minimize risk:

- **Install Hurricane Shutters:** Secure your windows with storm shutters or impact-resistant glass.
- **Reinforce Your Roof:** Ensure your roof is in good condition and consider installing hurricane straps to strengthen it against high winds.
- **Secure Outdoor Items:** Bring in or anchor outdoor furniture, potted plants, and lawn ornaments that could become projectiles in high winds.
- **Trim Trees:** Overhanging branches can break off and cause damage during a storm. Trim trees and shrubs before hurricane season to minimize this risk.

3. Understand Your Insurance Coverage

Insurance is one of the most important elements of storm preparation, particularly in real estate:

- **Review Homeowners Insurance:** Ensure your policy is up to date and covers hurricane-related damage, including wind and flood damage.
- **Flood Insurance:** Even though the Orlando area isn't on the coast, flooding can still occur. If your home is in a flood-prone area, consider purchasing flood insurance for additional protection.
- **Get Insurance Bound Before a Storm is Named:** Remind clients that once a storm is named, insurance companies typically halt new policy issuance or binding. Encourage buyers and sellers to secure coverage early in hurricane season.



HURRICANE HACKS, TIPS & RESOURCES

4. Hurricane Prep with Kids and Pets

Don't forget to prepare for the little ones and pets in your family:

- **Create a Safe Space:** Set up a designated "storm zone" where your family can stay during the hurricane. Fill it with essential supplies and comfort items for your kids and pets.
- **Entertainment Ideas:** If the power goes out, keep kids entertained with glow sticks, board games, and books. For pets, ensure you have enough food, water, and comfort items like blankets and toys.

5. Post-Storm Recovery

After a hurricane passes, it's important to assess and repair any damage:

- **Document Damage for Insurance Claims:** Take detailed photos of any damage to your property as soon as it's safe to go outside. This will be important when filing insurance claims.
- **Hire Licensed Contractors:** Avoid storm chasers and unlicensed contractors. Use only licensed professionals to handle repairs, especially for major structural damage.
- **Beware of Flooding:** Even in the Greater Orlando area, flooding can be a problem after a major storm. Check for water damage in low-lying areas of your home, such as basements and garages.



HURRICANE HACKS, TIPS & RESOURCES

- Orlando Emergency Management Division: (407) 246-3473
- Orange County Emergency Management: (407) 836-3111
- FEMA Assistance: Visit [FEMA.gov](https://www.fema.gov) for disaster assistance and recovery resources.
- Central Florida Weather Alerts - [Sign Up Today](#)
- Sign up for the OCAAlert System - [Click Here](#)
- More Apps for Central Florida - [Click Here](#)

At RE/MAX Exclusive Collection, we are committed to helping our clients and community stay safe and informed during hurricane season. Whether you're buying, selling, or simply preparing your home, our experienced agents are here to guide you every step of the way. Stay safe, stay prepared, and let's weather this hurricane season together!

RE/MAX Exclusive Collection

Share

**HURRICANE
CHECKLIST
& HACKS**

VIEW OUR FULL LIST ONLINE
IN OUR HURRICANE GUIDE
EXCLUSIVE COLLECTION.COM

RE/MAX
EXCLUSIVE
COLLECTION

Watch on YouTube



PREPARING FOR A HURRICANE WITH CHILDREN:

Hurricane season can be particularly stressful for families with children, but with some thoughtful preparation, you can keep them safe and even entertained during the storm. Here are some tips to help you prepare for a hurricane when you have kids, including creative ways to keep them occupied during power outages.





Orlando, Florida

HURRICANE PREP WITH KIDS

Creative Tips to Keep Children Safe, Calm,
and Entertained During the Storm

1. Build a Kid-Friendly Emergency Kit

In addition to your regular emergency supplies, consider adding items specifically for your children:

- **Comfort Items:** Pack their favorite stuffed animals, blankets, or comfort toys to provide a sense of security.
- **Child-Sized Headphones & Tablets:** If the power stays on, make sure devices are fully charged with downloaded content ready for them to watch or listen to.
- **Healthy Snacks & Juice Boxes:** Keep kid-friendly snacks like granola bars, crackers, and juice boxes to make sure they have easy access to food that's familiar to them.

2. Create a Hurricane Plan Together

Kids often feel more secure when they know what to expect. Involve them in the preparation process:

- **Explain What to Expect:** Talk to them about hurricanes in a calm, reassuring way. Explain what you're doing to keep everyone safe and answer any questions they have.
- **Assign Responsibilities:** Give kids small tasks, like packing their favorite toys or helping to organize flashlights. It gives them a sense of control in an otherwise unpredictable situation.



Orlando, Florida

HURRICANE PREP WITH KIDS

Creative Tips to Keep Children Safe, Calm,
and Entertained During the Storm

3. Stock Up on Entertainment for Power Outages

If the power goes out, it can be challenging to keep children entertained, especially when they're used to electronics. Prepare a "no-power" activity box with the following:

- **Glow Sticks & Flashlights:** Glow sticks and flashlights are not only practical but also fun! Kids love playing with these in the dark. You can even create a glow-stick scavenger hunt or tell stories using flashlight shadows.
- **Non-Battery Games & Puzzles:** Stock up on board games, playing cards, and puzzles. These can keep your kids entertained for hours without needing power.
- **Books & Coloring Supplies:** Gather books, coloring books, and crayons or colored pencils to keep their minds occupied with creative activities.
- **Craft Supplies:** Simple craft kits, like paper, scissors, and stickers, can provide hours of fun, especially when the storm is in full swing.



Orlando, Florida

HURRICANE PREP WITH KIDS

Creative Tips to Keep Children Safe, Calm,
and Entertained During the Storm

4. Make a Safe & Fun Space

Designate a "storm-safe" area of your home where your family will gather during the hurricane:

- **Create a Cozy Fort:** Set up blankets, pillows, and sleeping bags to make a cozy fort where kids can hang out during the storm. This can help reduce their anxiety and make the situation feel more like a fun campout.
- **Interactive Storytelling:** Use the time to engage in storytelling, whether it's reading books or making up your own stories. You can even use flashlights to create shadow puppets as part of the stories.

5. Keep a Routine

Maintaining as much of your child's daily routine as possible can help reduce anxiety:

- **Meal and Bedtime Routine:** Stick to regular meal and bedtime schedules as much as you can. This sense of normalcy can be calming during stressful situations.
- **Family Games:** Set aside time for family games, like charades or guessing games, to encourage fun and bonding.



Orlando, Florida

HURRICANE PREP WITH KIDS

Creative Tips to Keep Children Safe, Calm,
and Entertained During the Storm

6. Stay Positive and Reassuring

Hurricanes can be scary for children, especially when they hear loud winds and rain. Be sure to remain calm and provide reassurance:

- **Stay Cheerful:** Your mood will influence your children's emotions. Even if you feel anxious, try to stay positive and engage your children with happy distractions.
- **Reassure Safety:** Remind your children that you are prepared and keeping them safe. Focus on the positive things you're doing to protect your home and family.

7. Involve Them in Post-Storm Activities

After the storm has passed, children can continue to help:

- **Post-Storm Cleanup:** Depending on their age, you can involve children in safe, simple tasks like picking up small debris or checking on pets.
- **Outdoor Fun:** If it's safe, take them outside for a walk or to explore the neighborhood after the storm. It can help relieve pent-up energy from being indoors for an extended period.

By taking the time to prepare your home and your children for a hurricane, you can keep them safe and provide comfort during the storm.



Orlando, Florida

AGENT HURRICANE PREP: BEST PRACTICES FOR REAL ESTATE PROFESSIONALS

As a real estate agent in Brevard County, Florida, hurricane season presents a unique set of responsibilities. Ensuring your clients, properties, and transactions are protected is critical.

Here are some essential steps agents should take to be prepared before, during, and after a storm:

1. Remove Signs and Lockboxes

Before a storm hits, take proactive steps to safeguard your listings:

- **Remove For Sale Signs & Riders:** High winds can turn signs and riders into dangerous projectiles. Be sure to remove all signs and riders from the lawn in advance of the storm.
- **Secure Lockboxes:** Ensure that lockboxes are tightly secured or removed, especially if they are in areas vulnerable to flooding or heavy winds.



Orlando, Florida

AGENT HURRICANE PREP: BEST PRACTICES FOR REAL ESTATE PROFESSIONALS

2. Get Insurance Bound Early

Encourage your clients to act fast:

- **Bind Insurance Before a Named Storm:** Once a tropical storm or hurricane is officially named, most insurance companies will halt issuing or binding new policies. Remind buyers and sellers to finalize any insurance coverage early in the season or at the first sign of a potential storm.

3. Review "Force Majeure" Clause with Clients Under Contract

Real estate transactions can be disrupted by hurricanes, so it's essential to have an open dialogue with clients about potential delays:

- **Explain the Force Majeure Clause:** In Florida real estate contracts, the "force majeure" clause allows for extensions of closing deadlines if events outside human control, like hurricanes, occur. This could extend deadlines for inspections, appraisals, and closing dates by a few days or weeks, depending on the extent of the storm's impact.
- **Set Expectations:** Discuss this clause with buyers and sellers who are currently under contract, and remind them that a major storm could cause delays in closing, especially if there is damage to the property or disruption in services like title searches or loan processing.



Orlando, Florida

AGENT HURRICANE PREP: BEST PRACTICES FOR REAL ESTATE PROFESSIONALS

4. Conduct Pre-Storm Property Walkthroughs

Agents should be proactive in ensuring properties are storm-ready:

- **Secure Property Exteriors:** For vacant listings, ensure the property is properly secured. This may include closing hurricane shutters, securing outdoor furniture, and locking all doors and windows.
- **Document Property Conditions:** Before a storm hits, document the property's condition with photos and videos. This can be useful if there is damage that affects the transaction and may be required for insurance claims.

5. Stay in Communication with Clients

In times of uncertainty, keeping the lines of communication open is key:

- **Provide Updates:** Let buyers and sellers know how the storm could impact their transactions. Inform them of any delays or changes that may occur due to the storm, especially regarding inspections, appraisals, and closings.
- **Emergency Resources:** Share a list of emergency contacts and local resources with your clients, including shelter information, evacuation routes, and post-storm recovery services.



Orlando, Florida

AGENT HURRICANE PREP: BEST PRACTICES FOR REAL ESTATE PROFESSIONALS

6. Post-Storm Property Inspections

After the storm passes, be ready to assess the damage:

- **Check on Listings:** Once it's safe, visit your listings to check for damage. If there is significant damage, work with the seller to address repairs quickly.
- **Assist Buyers:** If a buyer's future home has been impacted, help them understand the necessary steps for remediation, insurance claims, and potential closing delays.

Hurricane Season in Real Estate: What You Need to Know

For buyers and sellers, hurricane season presents unique opportunities and challenges:

- **Staging Tips:** Sellers should make sure to tidy up outdoor areas, remove any loose debris, and highlight hurricane protection features like storm shutters or impact-resistant windows.
- **Post-Storm Buying:** If you're considering purchasing after a storm, ensure the home has been properly inspected for hidden damage and assess whether any damage may affect future property values.