2025 Form 1 - Statement of Financial Interests

Filed with COE: 08/28/2026

General Information

Name: Mr Efrain Jorge Santin

PID 304981

AGENCY INFORMATION

Organization	Suborganization	Title
Miami Springs	Mayor And City Council	City Councilman

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2025.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
Appraisalfirst	8101 Biscayne Boulevard	Real Property Valuation Services
Efrain Jorge Santin PA	299 Park Street, Miami Springs, FL 33166	Real Property Consulting Services
Real Estate Experts	299 Park Street, Miami Springs, Fl 33166	Real Estate Sales
Firenze Group Mortgage	299 Park Street, Miami Springs, Fl 33166	Loan Origination Services
EQWS International Corp	299 Park Street, Miami Springs	Real Estate Sales and Consulting

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Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description
Vacant Land -Port Charlotte, Florida
SFR-Miami Springs, Florida

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates
Bank Account	Amerant Bank
401K/Roth IRA	Charles Schwab
401K	Voya Financial/Bleakley Financial Group

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Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor
FLAGSTAR Bank Mr. Cooper Home loans	8950 Cypress Waters Boulevard, Dallas, Tx 75019
Mazda Financial Services	P.O. Box 74689 Chicago, IL 60675
VW Credit	1401 Franklyn Blvd, Liberty Bill, IL 60048

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1	
Name of Business Entity	EQWS International Corp
Address of Business Entity	299 Park St
Principal Business Activity	Real Estate Sales
Postion Held with Entity	VP
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	Real Estate

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Training

This section applies only to an appointed school superintendent, an elected municipal officer, elected local officer of an independent special district or a commissioner of a community redevelopment agency created under Part III, Chapter 163, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

☑ I certify that I have completed the required training under Section 112.3142, F.S.

☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

Signature of Filer

Efrain Jorge Santin

Digitally signed: **08/28/2026**

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