



THE ROLE OF **LEGAL REPRESENTATION**
IN REAL ESTATE TRANSACTIONS

RETAINING AN ATTORNEY

As the legal landscape changes,
***AN ATTORNEY CAN KEEP YOU
INFORMED AND PROTECTED***

A Smart Use Of Time & Money

It has been said that a person who needs a root canal should see a dentist rather than perform surgery on themselves. The same can be said about a real estate closing. Those who attempt to handle a closing without an attorney often look back on the amount of time and energy it took and wish they'd retained an attorney.

When you **CONSIDER THE VALUE OF HAVING A LEGAL ADVISOR TO PROTECT YOU** and guide the transaction forward with your interests in mind, **THE CASE FOR HAVING AN ATTORNEY ONLY GETS STRONGER.**

When Should You Get An **Attorney
Involved In Your
Real Estate Transaction?**

***AS EARLY IN THE PROCESS
AS POSSIBLE!***

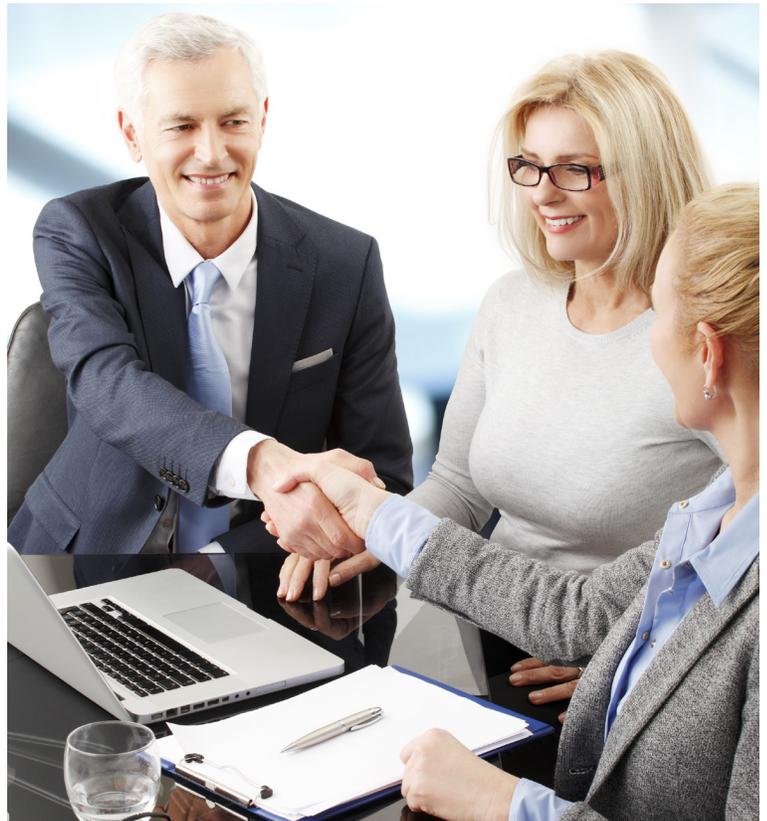
After you find the home you want to purchase, you should **CONTACT AN ATTORNEY** to review the **OFFER TO PURCHASE** before it is submitted to the seller. The reason is that many times, the Offer to Purchase contains all of the essential terms which later will be the basis for additional documents such as the **PURCHASE AND SALE AGREEMENT.**

You want to make sure you understand what is being included in your purchase and the deadlines you need to meet during the process.



Finding An Attorney for Representation

- If you have not already selected an attorney, **CONTACT YOUR LOCAL BAR ASSOCIATION** for the names of attorneys who are engaged in the practice of real estate law.
- Ask friends, family members, and colleagues for the names of attorneys with whom they've had experience.
- If you are new to the area, ask a Realtor or lender for recommendations.
- Once a decision has been made, you can move forward with **SPEED** and **CONFIDENCE**.



Ask **Your** Attorney

Real estate transactions can be complicated, time consuming, and may involve some degree of risk. With an attorney at your side, you can stay both informed and protected. That's why your attorney is such a critical part of the process.

When it's time to buy or sell real estate, **ALWAYS** speak with an attorney.

The explanation of coverages in this brochure is for informational purposes only. For a detailed explanation, please consult your title insurance policy or ask your attorney.

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