



Why You Should Involve a Real Estate Attorney in Your Closing

KNOWLEDGEABLE

Would you ride in a plane flown by a ballet dancer? Would you undergo surgery performed by an accountant? Of course not! While each of these individuals is highly skilled, they are not trained to guide you through one of the most significant and complicated transactions of your life. Real Estate Attorneys are.

ADVOCATE

Attorneys are the only professionals involved in the real estate transaction who represent you and are ethically bound to act in your interest. **Your real estate attorney will:**

- Review the contract to ensure your interests are protected
- Guide you through the process so you know what to expect
- Explain the legal impact of the various documents you will sign
- Provide legal advice on what action you should take

PROTECT

In the last decade hundreds of thousands of uninformed consumers were led into unwise purchases or convinced to take out exotic mortgages, all of which led to Florida's real estate bust. **Don't let that happen to you. Your real estate attorney will:**

- Explain the terms of your mortgage loan so you understand everything
- Ensure the lender delivers the terms that serve your needs

EDUCATE

Some think that buying and selling real estate is simple but it is not. Real estate title has been described as a bundle of sticks because it's not one solid thing - like say a car title. With a car you have a title for the entire car - and typically you can tell when parts are missing! With real estate you can separate the sticks and it's not visible. Sticks can be used by others like the utility company who has power lines across your property or a neighbor who can travel across your land to get to theirs. You want to make sure you're getting all the sticks - at least the ones you are paying for. **Your real estate attorney will:**

- Examine the title to the property
- Explain and resolve any issues that are found
- Make sure you understand what you are buying or selling
- Make sure you understand your obligations as a buyer or a seller
- Conduct the closing
- Issue title insurance



AFFORDABLE

Real estate attorneys are not expensive. Like all real estate settlement agents, attorney or non-attorney, they charge a small flat fee, typically a few hundred dollars, to provide comprehensive support throughout your real estate transaction. Since you will pay for the services of a settlement agent, why not make sure it's a real estate attorney who is looking out for your best interests?

EXPERIENCE

Still not convinced? If you are still not sure you need an attorney, take a moment to learn from others. Visit www.flarecs.com/buyer and hear Real Estate Stories from people just like you.

ACCESSIBLE

Don't know where to start? We encourage you to visit www.flarecs.com to view our Member Directory where you can review profiles of nearly 1,000 Florida real estate attorneys. You can search by location and area of practice to make sure you find the attorney who is right for you. flarecs.com is a lawyer directory. All persons listed as members of the Real Estate Councils (RECS) are Florida licensed lawyers and members of The Florida Bar.