



TOP 5 REASONS

You Should Involve a Real Estate Attorney in Your Closing

1 Knowledge

Would you ride in a plane flown by a ballet dancer? Would you undergo surgery performed by an accountant? Of course not! While these individuals are 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.*

2 Advocacy

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.
- Guide you through the process.
- Explain the legal impact of documents you will sign.
- Provide legal advice.

3 Protection

In the last decade hundreds of thousands of consumers were led into unwise purchases 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.

4 Education

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.

5 Affordability

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?**



Contact The Fund

Attorneys' Title Fund Services, LLC.
info@thefund.com
(407) 240-3863
(800) 336-3863
www.thefund.com

BDGF-1119