

Representation WHEN BUYING YOUR DREAM HOME

DIFFERENT LAWS IN DIFFERENT STATES

Some states require that an attorney be present at a real estate closing. These states are Alabama, Connecticut, Delaware, District of Columbia, Florida, Georgia, Kansas, Kentucky, Maine, Maryland, Massachusetts, Mississippi, New Hampshire, New Jersey, New York, North Dakota, Pennsylvania, Rhode Island, South Carolina, Vermont, Virginia and West Virginia.

It's important to note, though, that the closing attorney represents your mortgage lender at the closing, not you. If you want an attorney to represent you, you'll have to pay extra for those services.

HOW MUCH WILL AN ATTORNEY COST?

That depends, buyers can expect to pay from \$450 to \$850 for the services of an attorney during their home-buying process, including the time that the attorney spends at the closing table. An attorney will generally take over after you and the sellers agree on a sales price and each sign a real estate contract. Your real estate agent represents you through the negotiation process until this step happens.

SHOULD YOU HIRE A 2ND ATTORNEY

The need for a real estate attorney can vary depending on where you are buying a home, in certain markets attorneys play an important role in the negotiations that take place after a real estate contract is signed. After the buyers and sellers agree upon a price, working with their real estate agents to do so, it's the job of the attorneys to work out the final details. The agents determine the price and major terms of the deal, then the attorneys handle all the nuances of the contracts.

WE'RE **GRATEFUL** FOR YOUR BUSINESS. IF YOU NEED ANYTHING, GIVE US A *Call!*