

ATTENTION Home Buyers! Why You Need A Lawyer



You've heard it before: Buying a home is the largest purchase you'll make in your lifetime. The legal consequences from mistakes or omissions during the buying process can cause you some major headaches. You might have heard differing opinions about whether or not you need a residential real estate attorney. It's a good idea to get one. Although it is an additional expense to the cost of a real estate transaction, it is money well spent, and here are some reasons why:

Before You Begin - Even before you have begun putting together a property sale, purchase agreement or a lease transaction, consulting with a real estate attorney will help you determine if you are moving in the right direction, financially and otherwise.

Negotiations - In real estate matters, compromise can be difficult to reach. It can be helpful to speak to an attorney if you have any questions regarding the purchase price and related issues. Presenting your concerns and questions to your real estate attorney will give them the opportunity to address a situation prior to the purchase.

Contract of Sale - This is one stage that a real estate attorney is especially necessary. A real estate contract of sale usually includes many important factors such as: what is included in the sale, the purchase price, the amount of the downpayment, if the downpayment will be held in escrow, how many days you have to get your inspections completed and obtain a mortgage commitment, and what happens in the event that you are unable to obtain a mortgage commitment, etc. As you can see having an attorney to explain the details and requirements is extremely helpful.

Title Review - In order to close on a property it is necessary that there be clear title. Title is something that is ordered from a title insurance company and will list any liens against the seller and issue with the property address. An attorney will review the information to make sure that there are no covenants, easements, liens, etc. registered against the property that will impede your use of it before the home is purchased, and make sure there are no title defects so the title insurance policy can be issued following closing.

Survey - Knowing

where your property lines are is very important when purchasing a home. Your attorney can order a survey for you and have it certified. This will help ensure where the property lines are and reveal any encroachments or issues. Your attorney will review the findings of the survey with you.

Closing - The final step that your real estate attorney will handle is the closing of title. This is when the deed is signed over to you. Having an attorney present at closing will ensure that your deed, mortgage and all supporting documents are executed properly.

Why Use The Law Offices of Andrew Krantz?

Andrew Krantz, Esq. limits his area of practice to Real Estate and Estate Planning Law so as to provide the utmost experience and care to all our clients.

- We work closely with Buyers, Sellers and Real Estate Agents to assure a smooth and successful closing.
- Contracts for Sale are reviewed soon after receipt.
- Attorney Review letters are sent to opposing counsel promptly.
- Phone calls from clients and agents are promptly and courteously returned.
- Closings are held in all 21 Counties of New Jersey.

Our consistent track record of uncompromising ethics and skills, instills confidence and trust. We are sure you will be pleased with the selection of Andrew Krantz, Esq. to handle all of your Real Estate and Estate Planning needs.

Andrew W. Krantz, Esq.



Generations of Trust

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