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## Real Estate Law Consultations

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### Real Estate Law Consultation

Please call our office and speak with one of our staff if you are contemplating buying or selling a property. Although you might not need an attorney immediately, there are ways that we can assist you in the preparation or review of a Contract of Sale prior to your signing it. Also, Contracts of Sale all include an specifically defined “attorney review” period which must be honored as it is time sensitive.

If you are selling a property, please provide copies of the following along with the Contract of Sale: (i) the current Deed; (ii) title insurance policy; (iii) abstract of title; (iv) survey (if available); (v) Town/County, School, Village Tax Receipts; (vi) most recent water bill receipt; (vii) outstanding mortgage/line of credit information; (viii) Death Certificate (if any owner on the Deed is deceased); and (ix) Release of Estate Tax Lien (if any owner is deceased).

Please also complete the [Residential Real Property Seller Information Sheet](#) and bring it with you to the consultation.

### Landlord/Tenant Matters

Frequently owners of residential or commercial properties are confronted with problem or non-rent paying tenants. We stand ready and able to assist you in bringing these types of matters into the local court system for prompt resolution. If a matter such as this presents itself, you should be prepared to bring the following information with you to your consultation: (i) copies of all lease and lease related documents, including rules and policy statements; (ii) a summary of the back rents which may be due and owing from the tenant; (iii) a summary of your steps, if any, taken to provide appropriate notice or demand upon the tenant for unpaid rent; (iv) and any other relevant information or documents relating to the tenancy.

If your controversy involves alleged misconduct by the tenant as distinguished from non-payment, you should also bring with you all leases and lease related documents together with a summary or narrative of the tenant’s alleged misconduct or breach of the terms of the lease.

The standard consultation fee of \$95.00 is payable at the time of this consultation.