

# HINTS FOR HOMEOWNERS

## Selling Success

(NAPSA)—Selling a home on your own can be an exciting challenge—and a great way to save thousands of dollars. After sprucing up the interior and doing the appropriate pricing research, the most important step a seller needs to take may be hiring a real estate attorney. A real estate attorney can be essential to the successful sale of your home, making sure that your best interests are taken care of—and that you do not leave yourself open to potential legal pitfalls.

Alan Kopit, legal editor of LexisNexis Martindale-Hubbell's lawyers.com, says, "People might be intimidated by the idea of selling a home on their own, but with careful planning and the help of an experienced real estate attorney, pretty much anyone can handle the challenge on their own." Lawyers.com is a free online attorney database.

The most important issues to discuss with your real estate attorney:

### Property Disclosures

Disclosure laws vary from state to state and can include anything from the year your home was built to whether the home is on an earthquake fault line.

### Contracts

You will want an attorney to review any contracts you might sign or have signed to ensure that your interests are protected.



**When selling your home, it can pay to hire a real estate attorney.**

### Escrow/Buyer's Deposits

Once a buyer has made an offer and put down a deposit, it is best for both parties if that deposit goes into an attorney's escrow account.

### Fair Housing Laws

A real estate attorney will help you to ensure that you are not inadvertently violating any elements of your state's fair housing laws.

### Closing

When all is said and done, your real estate attorney will review all final contracts, payments and agreements between buyer and seller to make certain that the closing will go smoothly.

Above all, a real estate attorney will be able to provide you with peace of mind during a major financial transaction. For information on locating a real estate attorney, visit [www.lawyers.com](http://www.lawyers.com).