

WHY YOU NEED LEGAL REPRESENTATION FOR YOUR REAL ESTATE TRANSACTION

By: William F. Hoffmeyer, Esquire

Before you sign an **Agreement of Sale** to sell your property or to purchase a property, you should have an attorney of your choice review that Agreement of Sale in order to explain all of the legal duties, responsibilities and liabilities which you are assuming at the time that you sign it. After you have signed an Agreement of Sale, you are committed to either sell (if you are the seller) or buy (if you are the buyer) the property. Since the purchase or sale of real estate involves one of the largest financial transactions with which most people are involved, it is **extremely important** that you have an attorney who will look out for your interests and only your interests.

If you settle on real property at a title agency, either as the seller or buyer, that title insurance agency does not represent you. That title insurance agency represents the title insurance company that is issuing the title insurance policy and the financial institution for whom they are writing the mortgage title insurance policy. A title insurance officer and a realtor, as well as a banker, cannot give you legal advice. Only your legal counsel has an absolute fiduciary responsibility to protect your interests, **and only your interests**, in a real estate transaction.

Your attorney is paid by you to provide only you with legal advice. That attorney cannot give legal advice to anyone else involved in the real estate settlement. Their job is not to discourage the real estate settlement but, rather, to make very certain that at the conclusion of the real estate settlement your interests have been property protected.

The law firm of Hoffmeyer & Semmelman, LLP is known not only throughout the geographical area of York County, but throughout many areas in Pennsylvania as a premier law firm dealing in the real estate law field.

Senior partner, William F. Hoffmeyer, has written, lectured and moderated legal courses in the real estate field for the past thirty (30) years throughout Pennsylvania for the Pennsylvania Bar Association, the Pennsylvania Bar Institute, the Pennsylvania Land Title Institute, the Pennsylvania Bankers Institute, York County Bar Association, National Business Institute, Lorman Education Services, ½ Moon Education Services, and Sterling Education Services.

The law firm of Hoffmeyer & Semmelman, LLP is affiliated with York Abstracting Company LLC, York's oldest title insurance agency. Founded in 1967, York Abstracting Company LLC has extensive experience in not only searching titles and insuring titles through title insurance issued by one of the largest title insurance company in the United States, but also in researching problems associated with the title to real property.

If you or your friends, neighbors or relatives are considering the purchase or sale of real estate, we would appreciate the opportunity to discuss our representation of you or them at any time.