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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

A Seller in a **REAL ESTATE** transaction is required to notify the Buyer of any facts of which the Seller is aware which materially affect the value of the property and are not readily observable by the Buyer or that have not been disclosed to the Buyer. This changes the old "*Buyer Beware*" adage and means that a Seller cannot refrain from advising the Buyer about a leaky roof or other defect simply because the Buyer did not ask about it or could not/did not see it.

A SELF-PROVING WILL is one that is signed by witnesses and notarized. It includes an *Affidavit* that states that the witnesses saw each other and the Testator/Testatrix (the person who signed the Will) sign the document. If a *Will* is not self-proving, a *Probate Court* may ask for *Affidavits* from the Witnesses and the Notary when the Will is submitted to the Courts. Since the death may occur many years after the *Will* was signed, tracking down the actual Witnesses and Notary could be difficult and time-consuming, so it is urged that you check your Will to make sure it is Self-Proving so that you do not have to hunt down those people years later.

In a **DIVORCE**, the process of dividing the real and personal property that has been acquired during the marriage is called **EQUITABLE DISTRIBUTION**. Since Equitable means fair, the distribution of the property does not always result in a 50/50 division because there are numerous reasons why one party or the other would get more or less than one-half (1/2) of the assets.

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The firm provides peace of mind by solving problems with integrity and compassion in the areas of Estate Planning (*Wills & Trusts, Powers of Attorney, Health Care Surrogates, Living Wills, Probate Estates, Succession Planning, Contracts & Purchase/Sale Agreements*), Family Law (*Divorce, Paternity, Child Support & Time Sharing, Alimony, Property Distribution, Modifications, Collaborative Law, Pre/Post Nuptial Agreements*) and Real Estate (*Community Association Law, Residential & Commercial Transactions, Deeds, Closings*).