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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

Property can be transferred at death in several ways: 1) via a valid **WILL** (a legal document created to express how a person desires his/her property to be distributed at death; or 2) via **BENEFICIARY DESIGNATIONS** (such as life insurance policies, death benefits of a retirement plan, Payable on Death accounts, etc.

A **WILL** lists the specific *Beneficiaries* who inherit assets upon your death. It also designates the person(s) you want to serve as the *Personal Representative* to handle your *Estate* and the *Guardian* to be in charge of the care and/or property of your children. A *Will* is a particularly important document for someone whose preferred *Beneficiaries* are not close relatives who otherwise would be left out as a *Beneficiary* of an *Estate* because they are not part of the statutory list when someone dies *Intestate* (without a *Will*).

Divorces are **NO-FAULT**, meaning that the reasons for the *Divorce* are irrelevant unless marital assets were expended/dissipated in furtherance of activities that were not related to the marriage.

When purchasing a home or condo in a community with a mandatory **HOME OWNER'S ASSOCIATION ("HOA")**, the Sales Contract should incorporate the HOA's *Disclosure Summary* which contains the anticipated costs of living in the community so that the Buyer is aware of them prior to the Closing.

JUPITER LAW CENTER is a private neighborhood law firm located in the RiverPlace Professional Center, 1003 W. Indiantown Road, Suite 210, Jupiter, FL. (561) 744 - 4600, jupiterlawcenter.com 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*).