



ADAM S. GUMSON, ESQ.

IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

A **REAL ESTATE CONTRACT** must reflect the agreement and understanding of both parties regarding the material terms of the deal. Both Seller and Buyer must agree and understand the deal and the concept of both parties having such a common understanding is known as a "*Meeting of the Minds*".

While **ADOPTING** a child and unless excused by the Court, proper written consent must be obtained from the **BIRTH MOTHER** and **BIRTH FATHER**.

A **HEALTH CARE SURROGATE ("HCS")** designates someone as an *Attorney-in-Fact* to manage your health and medical needs when you are incapacitated. Per the *Health Insurance Portability and Accountability Act (HIPAA)*, no person, **even your spouse or children**, has the absolute authority to speak to your doctors or obtain copies of your records. So, it is very important that every adult has a *HCS* - or Guardianship proceedings might be necessary in the event of an incapacity.

In a **DIVORCE**, the process whereby the parties engage in the exchange of financial information about each party's assets is called **DISCOVERY**. In Discovery, the parties complete *Financial Affidavits* evidencing their income and expenses and exchange copies of Bank and Credit Card Statements, Tax Returns and other financial information.

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*).