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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

A **PRENUPTIAL** or **POSTUPTIAL** Agreement is commonly signed by older adults, often for a second or later marriage, to protect the bulk of their assets for the benefit of their children from prior relationships.

In a **FARBAR** As-Is Contract (approved by the Florida Association of Realtors and the Florida Bar), the Buyer agrees to accept the property in its existing condition without the Seller having to make any additional repairs or improvements. Conversely, the Buyer can back out of the deal without losing his/her deposit if a timely inspection reveals issues for which the Buyer is unwilling to pay for and for which the Seller refuses to lower the purchase price.

A **GUARDIAN AD LITEM** ("**GAL**") is a person appointed by the Court to represent the interests of an incompetent or incapacitated person, such as a minor child or an ailing elderly person. The **GAL**'s duties include meeting with the ward and reviewing the financial and medical situations in order to report back to the Court as to whether or not the *Ward* is in need of a *Guardian* to manage his/her affairs.

A **PERSONAL REPRESENTATIVE** of a **WILL** assists in the administration of an *Estate* and he/she is allowed to charge a fee for the services rendered, which is often a percentage of the gross amount of the Estate.

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*).