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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

PROBATE is necessary when the person who dies (“*Decedent*”) owns property in his/her sole name so that the Court can determine the validity of the Will (if any) and the specific beneficiaries as well as appointing the person who is in charge of the Estate (“*Personal Representative*”). An **ANCILLARY PROBATE** is required if the Decedent owned Real Property in a different state.

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.

The vast majority of **DIVORCE** cases settle at **MEDIATION** (also known as **FAMILY DISPUTE RESOLUTION**), which is required before the Court will set a Trial date. If the parties are unable to reach an agreement at Mediation, the case will be scheduled for Trial. However, it is less costly and time consuming, and often more emotionally healing, to settle a Divorce via Mediation rather than a contested Trial.

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*).