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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

In a Divorce, one spouse may be awarded the **TEMPORARY SOLE AND EXCLUSIVE POSSESSION** of the marital home during the pendency of the proceedings. In making the decision, a Judge will give particular consideration to the effect of displacing school-aged children or if one spouse uses the home for business purposes.

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.

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.

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*).