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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

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 and for which the Seller refuses to lower the purchase price.

An Estate's **EXECUTOR** is called a **PERSONAL REPRESENTATIVE ("PR")**. Often, the PR applies for an Employer Identification Number ("*EIN*") for Tax filing purposes because the person who died (**DECEDENT**) is no longer the tax payer - the Estate is - and, therefore, the *Decedent's* Social Security Number is no longer a valid identifier.

A **SPECIAL NEEDS TRUST** provides for a disabled heir so that he/she may enjoy the use of property that is held in the Trust for him/her without invalidating certain needs-based government aid.

PRE-NUPTIAL AGREEMENTS are often signed by older couples entertaining a 2ND or 3RD marriage so as to protect the inheritance of their children from a prior relationship.

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*).