



ADAM S. GUMSON, ESQ.

## ***IT'S THE LAW!***

### **DID YOU KNOW THAT, IN FLORIDA...**

**ADULT GUARDIANSHIP** is the process by which the Court finds a Ward's ability to make decisions so impaired that the Court appoints a **GUARDIAN** to make decisions for the Ward. Guardianship is only warranted when the Court does not find a less restrictive alternative available (such as a **Durable Power of Attorney, Health Care Surrogate, Trust** or other form of pre-need directive).

**SUMMARY ADMINISTRATION** is a **PROBATE** shortcut that can be used in Florida if 1) the death occurred more than two years ago or 2) the Probate assets do not exceed \$75,000 in value. The Court doesn't appoint a *Personal Representative (Executor or Administrator)* for the Estate, but instead issues an Order releasing the property to the beneficiaries who are entitled to it. It is far quicker and less expensive than a Formal Probate proceeding.

A Seller in a **Real Estate** transaction may sign a limited **POWER OF ATTORNEY**, which authorizes someone else to sign Closing documents. The document should state the specific powers the Seller is granting to the *Attorney-In-Fact*, the Seller must sign it in the presence of two witnesses, and it must be properly notarized.

If the divorcing spouses can't agree on how to distribute their marital residence, the Court may be asked to **PARTITION** the residence and, in such case, may direct that it be sold to a buyer for the current market value and the net sales proceeds are equally divided.

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](http://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*).