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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

Whether or not **PROBATE** will be necessary, Florida law requires that anyone who has possession of a **WILL** must file it with the local Circuit Court where the Decedent last resided within 10 days of learning of the Decedent's death. If a Probate Court proceeding *is* necessary, the Court will determine the validity of the Will.

There REALLY is no such thing as a Standard **REAL ESTATE** Contract. Each Contract should be tailored to a client's specific needs. Even with standardized forms such as *FARBAR Contracts*, there may be details not covered in the forms, or portions that aren't clear. If you don't understand a Contract, or don't agree with one of its terms, **DON'T SIGN IT!**

COMMON-LAW MARRIAGE refers to those couples who have lived together for a long-time as if married, but who never formally obtained a *Marriage License*. Florida does not recognize *Common-Law Marriages* entered into after January 1, 1968. But, if the couple was recognized as having been common law married in one of the few states that still recognize a common law marriage, then it is possible that Florida would recognize such a marriage. Currently, 10 states and the District of Columbia legally recognize *Common Law Marriage*.

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*).