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

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

**REAL ESTATE** purchased prior to a marriage may not always be considered a non-marital asset if marital funds were used for mortgage payments. It is important to maintain good records so that you can trace the funds and show that no monies were commingled.

If a child is adopted by someone other than the biological father, liability of the biological father for **CHILD SUPPORT** is terminated.

A **PERSONAL REPRESENTATIVE** is required to settle and distribute an Estate according to the terms of the Decedent's Will and the Florida Statutes. Unless the Will states differently, the *Personal Representative* will take possession and control of the Decedent's property (except homestead real estate, which is sometimes handled differently).

A **REGISTERED AGENT** is appointed by a Corporation, foreign or within the State of Florida, to accept service of process, notices or demands received.

Looking to start a partnership? An **OPERATING AGREEMENT** memorializes all of the "*handshake*" agreements as to what happens if one of the owners becomes disabled, divorces or dies, and will prevent confusion down the road because both parties understand the agreed-upon rules before the situation arises.

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*).