

Do I Need an Attorney for Closing?

Real estate contracts are lengthy and wordy, but most of the time, they are also very standard. This means that most real estate agents are fairly familiar with their contents and can explain to you what the verbiage means and what the consequences of different actions are, in much the same way that a paralegal can.

However, what real estate agents are not allowed to do is advise you on the legal ramifications of your actions. That is the job description of a lawyer, and lawyers are the only people allowed by law to advise you in legal situations.

Because real estate agents do use fairly standardized forms for closing, these forms may not deal with a number of legal issues that could arise with your purchase. In addition, a lawyer can assist in drafting additional contingencies or terms of the purchase that will protect either party in the event of a dispute. An attorney can also help if you are planning to make any changes to the property by reviewing the deed restrictions and zoning laws and determining if those changes are legally allowed before closing.

Even if your transaction is completely ordinary, if it's your first time buying a home, you need to understand every aspect of your commitment and legal obligations during closing. Having an attorney review your purchase agreement can help identify any problem areas or areas where additional or unique protections are needed. It can also be helpful to have an attorney review the title search to make sure it was done thoroughly and properly.

Call [Miami Real Estate Lawyer Isaac Benmergui](http://www.miamirealestatelawyer.com) at 305.397.8547 and set up a no charge, no obligation consultation to discuss your case. We have close to 10 years of experience handling Real Estate, Personal Injury, Immigration and Commercial Litigation cases throughout Miami and South Florida, and will use our expertise to help your case to the best of our abilities.

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