



Michael Baird

Real Estate Attorney | Kellem & Kellem LLC

Why a Seller Hires a Real Estate Attorney

1. This sale involves a legal contract- Your real estate attorney will draft and negotiate the contract on your behalf which will:
 - a. Make sure the buyer is legally bound to buy the real estate
 - b. Focus your obligations and what's being sold
 - c. Limit the buyer's ability to raise a problem after the closing
2. Paperwork. Your real estate attorney will draft, review, and negotiate paperwork on your behalf in order to:
 - a. Ensure your deed is drafted and executed properly
 - b. Ensure the title is out of your name and in the buyer's
 - c. Ensure all debts are paid in full
 - d. Limit obligations after the closing
3. Convenience. You won't have to attend the closing! Your real estate attorney will:
 - a. Deliver and execute the paperwork necessary for the sale
 - b. Arrange for your money be delivered
4. Cost. (Wait this an advantage?) Yep! To reduce stress, an experienced real estate attorney will:
 - a. Be available throughout the process for a flat fee
 - b. Establish the legal fee upfront, (which should be between \$1,000.00 – \$1,500.00)
 - c. Not get paid until the time of closing
 - d. Not collect a retainer or establish an hourly agreement

To get the right protection and service above at the right price, find a real estate attorney who handles purchases and sales all day, every day.

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It's ok, Call Me!