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**The Role Of A Connecticut Real Estate Lawyer**

**By Stu Pearson**

A Connecticut Real estate attorney must and at all times, make sure that the client has willingly firm and determined legally the rights to what concerns the client's wants in a real estate situation. This includes the broad and extensive range of real estate asset types.

Moreover, a real estate lawyer should comprehend and be aware of the methods to obtain, communicate, portray and acquire each of the very huge number of classes and groups of real estate types. And of course, be able to advice a client which is possibly the most creative and financially beneficial.

A newcomer to real estate investing should learn the basic principles as well as the income tax treatment of real estate. This is also because there are many tax consequences and conflicts (either good or bad) that are often encountered in real estate ownership under several tax laws. Having high-quality legal work in the real estate practice area both shelters and adjoins outstanding value to the oldest exceptional asset in the world.

Transactions that occur in real estate vary from simple house closing including the title, survey, contract, home mortgage, and closing adjustments; to office leasing, warehouse, retail, manufacturing, and other space classes. It involves the financing for acquisition of real estate assets. It also includes the entitlement and permitting the use of real estate assets to construction, design and improvement or enhancement to these real estate assets as well as their development.

The value any capable Connecticut lawyer can add goes further than what the clients expect. Adding value with creative legal work contributes to the attainment of client necessities.

Moreover, real legal value draws from the structural constituent and building blocks that run from the lawyer's familiarity, practice, and counseling in order to obtain tax benefits and eventually making the most of the asset value in the market. In addition, this fully apprehends the use of the real estate interest and concerns while constantly keeping in close contact with the client's purposes and intentions.

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A good real estate Connecticut lawyer not only counsels his or her client in their legal needs and queries but also deals with the problem with utmost care and concern to the consequences that may arise, while still fulfilling the client's goals and expectations.

In the world of real estate, there are numerous situations that you may encounter once you become a real estate investor. And finding the right real estate lawyer must be the first priority. These real estate lawyers are the ones responsible for the legal needs and understand all legal transactions that you may not know at all. He or she is responsible for keeping you informed and aware of the legal problems and conflicts that can arise in relation to your real estate assets and investing needs.

Stu Pearson has an interest in Business related topics. To access more information on the

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or on the

<http://www.infactual.com/2006/04/21/connecticut-lawyer2>

, please click on the links.

### **When You Want To Purchase Real Estate, Write An Offer!**

#### **By Sintilia Miecevole**

Yes, write an offer for the real estate you wish to purchase. Sounds easy, doesn't it? Well, it is more difficult than you might think. It's not impossible, but there are a lot of things you have to include in an offer to purchase real estate. Think about this - an offer is the first step to the contract to buy the real estate you want! When writing your purchase offer, put yourself on the "other side of the fence". Think about all the stipulations and the price you are offering. Is it something you feel would be reasonable if you were in their place? Although this is only the beginning of a long process of negotiations for the real estate, an outrageous offer or unacceptable improvement request may turn the sellers away from your offer and toward someone else's.

Although the price you are willing to pay for the real estate is a big part of any offer you submit, it shouldn't be the only thing included. Buying real estate is a huge investment on your part, so you should look at adding in protections and contingencies into your offer to limit your risk. Simply saying "This is the price I am willing to pay for this real estate" doesn't give you any protection in the event of something unforeseeable.

When you write out a real estate purchase offer, the things that should be included are:

1. The price you are willing to pay.
2. How you plan to finance the real estate purchase and what your down payment will be.

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3. Who exactly will be paying for the closing costs of the real estate sale.
4. What inspections need to be performed on the real estate.
5. Any repairs you want done to the real estate.
6. What are the purchase timetables and when will you get physical possession of the real estate.
7. What, if any, terms do you have for canceling the purchase of the real estate.
8. How you want disputes settled during the purchasing process.

As you can see, there is a lot that needs to be determined before you can give someone an offer to purchase real estate. Buying a home or any other real estate is a huge decision that can affect your credit and your finances more than any other investment. Keep in mind that careful consideration should go into both writing and considering a real estate purchase offer, as it can possibly affect your life from that point on.

Sintilia Miecevole, host of

<http://www.qrealestates.com>

has a great resource site for listings both of

residential and commercial, rentals, foreclosures, tips and articles and help with financing, inspections, closing, and locating realtors near you and more. Click on

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