



Legal Services of America

Serving Realtors & Their Clients

Below you will find some examples of the types of matters that may come up before, during and after the close of escrow.

Before and During Escrow:

Buyer needs advice concerning the complications of purchasing tenant occupied property

Buyer isn't complying with purchase and Seller wants to know their legal rights regarding the deposit if cancelled.

Seller was ordered to sell property due to divorce. Other side won't sign papers. Seller needs to know ramifications.

Seller needs legal advice regarding tenant eviction

Question from Seller about whether a month to month tenant needs 30 or 60 day notice to move due to selling home.

Seller is going to be selling home but has a silent second and needs to know consequence on selling as a short sale as opposed to foreclosure.

After the Close of Escrow: (Dispute Resolution Service)

After Buyers moved in they discovered water damage in the upstairs guest bedroom. Seller later admitted he forgot to disclose.

After moving in Buyers discovered there was an easement and fence line issue. This was an agreement with the Sellers and neighbors and was never disclosed.

After Buyers started redecorating they discover mold and water behind the living room wall. Seller never disclosed.

Buyers go to use pool and discover the motor in the waterfall is in need of being replaced. Pool inspection didn't state this.