Legal Services of America, Inc.

Serving Realtors & Their Clients

Risk Management Program

Benefits for Buyers & Sellers

√ Services Available Prior to the Close of Escrow **√ Services Available After the Close of Escrow**

√ **How to Access Benefits (*Prior to the close of escrow*)**

When your Buyer/Seller has a transactional (**non-dispute**) legal question, please Contact the Dispute Resolution Center at (916) 312-5057 an intake specialist will gather the pertinent information pertaining to the transactional question. Be prepared to provide a copy of the Buyer/Broker Agreement, Purchase Agreement, Listing Agreement or Agency Disclosure. Once all documents have been received, we will assign the Buyer/Seller to a Real Estate Attorney for a consultation, within 24 business hours.

√ √ **Telephone Consultation:**

Telephone consultation with a Real Estate Attorney for up to one-half hour per subject matter regarding a non-dispute transactional question (there is no limit as to the number of matters eligible for consultations as long as they pertain to different legal issues regarding the transaction or covered property)

Frequently asked Questions for Buyers

How to Take Title, Buying REO Properties, Purchase of a Short Sale, Questions regarding a Will or Trust held Property, Escrow Questions, Etc…

Frequently asked Questions for Sellers

Short Sale, Bankruptcy, Deed in Lieu, Foreclosures, Title Issues, 1031 Exchange, Disclosure Questions, Tenant Occupied Questions, Escrow Questions Etc…

√ √ **Document Review:**

Up to ten (16) pages of document review by a Real Estate Attorney, before, during and after the close of escrow.

√ √ **After the Close of Escrow:**

Your Buyer/Seller will receive a Benefits Packet. This will inform the Buyer/Seller of the benefits they have available to them through their new Risk Management Program. Every three months Legal Services of America will email your client reminding them of their benefits.

√ √ **Reduced Hourly Fees:**

Up to 25% rate reduction off the Attorneys normal hourly fees for any additional services.

√ **Dispute Resolution Benefits:**

Provided by a Dispute Resolution Specialist (**who is not an attorney**) to assist your clients in communicating their problems to the other party.

√ **Informal Mediation Services:**

Provided by a Certified Mediator, to resolve any dispute between buyers, sellers or any third party involving the covered transaction. *(This benefit satisfies the mediation clause in your Real Estate contract and can save you thousands of dollars.)*

√ **How to Access Benefits *(After the close of escrow)***

When there is a dispute AFTER THE CLOSE OF ESCROW involving your Buyer/Seller, please have your client contact the Dispute Resolution Center at **(916) 312-5057**.

√ **Estate Planning:**

Telephone Consultation, Document Review and Reduced Hourly Rate. (see benefits description above)

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