



Burlington - Milton



Ryan J. Carson

Q: Do I need a lawyer to buy and sell a home?

A: Practically speaking yes. The lawyer's sole responsibility is to act in their client's best interest. When purchasing a home, either resale or from a builder, realtors may be acting for both the seller and buyer. Likewise a sales representative of the builder is acting in the interest of the builder. When buying or selling a home, contact a lawyer before the agreement is signed so that the lawyer can review the agreement and determine any areas of concern and suggest any changes. There is a \$750 credit for legal fees on your personal tax return for 2009 only.

Q: Is now the best time to buy?

A: Absolutely, there is no better time. Interest rates are extremely low, purchase prices are lower than a year ago especially on larger homes, and government rebates and tax credits are available.

Q: What else should I know?

A: When buying a resale home, ask questions (preferably in writing) regarding the age and condition of items like the roof, windows, and HVAC system. Consider hiring a qualified home inspector. The purchase of a home falls under the rule of "Buyer Beware." Your lawyer can help you ask all the important questions.

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