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HOW TO CHOOSE AN ATTORNEY

What you need to know before choosing a closing attorney

Your choice of a real estate closing attorney can make the difference in whether you will have a smooth process and a closing on time or a chaotic and anxious experience. Buying real estate is not something the most of us do on a frequent basis and that means that we need to make some first-time choices we can live with.

The [closing attorney](#) you choose will be in almost daily contact with you throughout the month before the purchase. He or she needs to comply with your instructions and is responsible for your funds which will be deposited into an escrow account. That person will be available to answer your questions and deal with any title issues which might arise. It is also helpful if they have an office convenient to you and are familiar with the [town or community](#) where your new home is located.

It is a good idea to consider the recommendations from your [real estate agent](#) if you already have a real estate broker or agent. Realtors know which closing attorneys are reliable and complete work on time. Ask for recommendations and also for names of past clients that used them. Call these references and ask if the attorney was attentive, friendly, confidential and professional.

Interviewing your selected real estate closing attorney is important. Ask lots of questions and see if he or she delivers answers that are easy to understand. Ask about their experience in dealing with mortgage lenders and ask how they would deal with title problems.

Generally, the closing attorney's office will deal with details, research and documents falling into the following phases of the property closing process:

- A. Purchase and Sale Agreement
- B. Title Search
- C. The Closing
- D. After the Closing

Fees are also important. Ask how and what you will be charged. Try to get a breakdown of costs. Determine if you will be charged by the hour or by the service or document and find out which fees are fixed state-wide.

Make a thoughtful decision when choosing your real estate closing attorney. Not all lawyers specialize in this activity. Your realtor is a good place to start to find a list of reputable closing law firms in your area.