

Essential Guide to Real Estate

Guidance from one of the largest residential
real estate groups in Western New York



HOGANWILLIG
ATTORNEYS AT LAW



*Diane
Tiveron*



*J. Michael
Kelleher*



*Bruce
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*Doreen
Letty*



*Ken
Redding*



*Randy
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Meet Our Real Estate Attorneys - working alongside 15 paralegals

Why partner with an Attorney?

Attorneys are involved in New York State real estate transactions, rather than title companies (which are acceptable for closings in some other states.) Closing attorneys will protect you in tackling any contractual dispute or legal issues that come to light during the closing process. Specifically, your attorney is responsible for:

- Drafting legal contracts with any needed contingencies
- Assuring that the title is clear of liens or judgments
- Backing-up your agent if negotiations are needed following home inspection
- Closely examining escrow documents for any issues
- Preparing & reviewing all home sale fees and their calculations
- Recording deed and mortgage with the county clerk's office

Buying and Selling

Our Sales and Purchases Group works closely with an array of real estate professionals to assist home buyers and sellers with financing, inspection, title and insurance needs. We provide our clients with comprehensive advice to guide them through the entire closing process for a single flat fee, disclosed at the outset of our representation.

 ***Flat fee for representation in closings***

Title Insurance

We're proud to have our own in-house Title Insurance Department—unlike many other firms which outsource this responsibility. This means that your policy is processed quickly, efficiently, and economically.

Dual Representation

Our dedicated Mortgage Loan Department assists most lenders and Federal Credit Unions. In representing both purchasers and lenders, we are able to streamline the process enabling a more time-efficient closing. This also saves purchasers a trip to the County Clerk's Office as they can instead choose one of our five convenient office locations to sign their closing documents.

 ***Statewide coverage area for legal services***

8 Easy Steps to Buying a Home

WELCOME HOME



CLOSING 8

We'll provide guidance through the entire process

TITLE REPORT ORDERED BY BUYER 7

Search and Survey completed after attorney review, title insurance suggested

CONTRACT CREATED BY ATTORNEY 6

Terms agreed upon, closing date scheduled, down-payment held in Escrow

BUYER ARRANGES HOME INSPECTION 5

Any potential problems will be noted in contract contingents

OFFER MADE AND ACCEPTED 4

Negotiation may be needed, initial terms set

SEARCH FOR PROPERTIES 3

The fun part! Rely on your Real Estate professional to allow you access to every available home on the market

GET PRE-APPROVED 2

You'll need Pay Stubs, W2s & Bank statements to determine what you can afford

CONNECT WITH REAL ESTATE PROFESSIONAL 1

Discuss the type of home you're looking for, including style, price and location

My Real Estate Team

Use and keep this document throughout your journey for quick and easy reference

PROPERTY INFORMATION ▼

☐ PURCHASE

☐ SALE

PROPERTY ADDRESS & STREET

MONTH & YEAR OF TRANSACTION

CITY / STATE / ZIP CODE

HOGANWILLIG REPRESENTATIVE ▼

LOAN PROCESSOR INFORMATION ▼

REALTOR CONTACT ▼

MORTGAGE CONSULTANT ▼

Administrative Office

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*here to
help at
anytime*

Buffalo

155 Summer Street
Buffalo, New York 14222

Lockport

770 Davison Road
Lockport, New York 14094

Lancaster

43 Central Avenue
Lancaster, New York 14086

Ellicottville

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