

**These are generalizations only! Nothing herein creates an attorney-client relationship. Consult a Florida attorney for specific advice. PLEASE DO NOT SEND UNSOLICITED MATERIAL OR CONFIDENTIAL INFORMATION.**

**Question 9** When should I get a Florida real estate contract (purchase and sale agreement) reviewed by a lawyer?

**Answer:**

BEFORE YOU SIGN is always best. Once you have signed the contract, you may be legally bound by the terms of the contract! A review prior to the execution (signing) can ensure that contingencies are adequately provided for and hidden traps and pitfalls are avoided. DO NOT ASSUME ANYTHING.

AFTER YOU SIGN ---It can still be very helpful to have an attorney review your contract AFTER you have already signed. Sooner is better---there may be rescission periods applicable and there are other ways the attorney can help you. [CLICK HERE FOR MORE INFORMATION ON RESCISSION / DISCLOSURE ISSUES](#) (relative to sales of Florida real estate)

Celia E. Deifik, Esq. – Fla. Bar No.: 252182  
[cdeifik@naplesattorney.net](mailto:cdeifik@naplesattorney.net)  
ROSS LANIER & DEIFIK, P.A.  
599 Ninth Street North, Suite 300  
Naples, FL 34109  
[www.naplesattorney.net](http://www.naplesattorney.net)

Naples, FL 34102

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**Ross Lanier & Deifik PA 239 262-2874 or 262-6161** serves Collier & Lee counties (Naples, Fort Myers, Bonita Springs, Marco Island, Cape Coral, Estero).

Deposit Recovery – Preconstruction Contracts—Two Year Construction Completion –Interstate Land Sales Full Disclosure Act – ILSA-- Cancel Condominium Purchase Contract—Rescind Real Estate Purchase And Sale Agreement –Condominium Preconstruction Required Disclosures--Revocation Of Real Estate Sales Contract – Deposit Recovery--Cancel Purchase Contract-- Recover deposit– HUD Property Report –Florida Condominium Mandatory Disclosures—Homeowner Association

Disclosure Summary Required- Rescind Cancel Revoke --Mandatory HOA disclosure --Mandatory Florida condominium disclosures

**~ FLORIDA ONLY May 2008 ~**

The hiring of a lawyer is an important decision that should not be based solely upon advertisements. Before you decide, ask the attorney to send you free written information about the individual's qualifications and experience.

