

## Christopher J. Hurst, P.A.



4776 Hodges Boulevard, Suite 206  
Jacksonville, Florida 32224  
www.hurstlawfirm.com

Telephone: (904) 641-8401  
Telecopier: (904) 645-0005  
RealEstate@hurstlawfirm.com

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### AN INTRODUCTION TO OUR RELOCATION EXPERIENCE

We are a law firm with a significant focus on residential real estate transactions, including extensive experience in relocation and third party transactions. Through our years of experience we have grown with the industry.

We understand the:

- unique nature of the transactions
- relocation/client/transferee relationships
- relocation documentation and instructions
- time requirements and limitations
  - title commitments
  - advance closing figures approval
  - post closing procedures
- costs and expense control
  - broker bills
  - repair approvals
  - buyer credits
  - closing costs allocations
- our relationship to the relocation company, its clients and the client's transferees

All relocation files are handled by our experienced staff, from title order and commitment to closing preparation, closing of the transaction and post closing. Each of our assigned staff has years of experience in relocation transactions.

With this experience we provide a proactive approach to each file, from initial receipt of an order through post closing. Over the years we have addressed a number of closing or title issues in a proactive manner to avoid later "surprises" or unexpected costs or expense. For example, drawing special attention to unusual or out of the ordinary title requirements or exceptions that should be addressed by or with a transferee prior to equity buyout, survey recommendations on a case by case basis (such as metes and bounds descriptions, private access easements, multiple parcels) and buyer releases for inspection, repair, etc. type issues. Our experience and dedication to these unique transactions drives us to this level of service.

As an attorney agent for various nationally recognized title insurance companies, we have been recognized by them for our exceptional service and quality of work. When necessary, we call on the

resources of our title underwriters to resolve challenging title issues.

With our relocation clients, we believe we offer “value added” services that can not be obtained from “non-attorneys”. As part of our relationship, we are available to answer and handle the relocation company, the client, the transferee, and the real estate broker’s legal questions and issues.

In addition, as an attorney, we maintain our independence, objectivity, and loyalty to you first and foremost as part of our attorney client relationship. We are not part of an affiliated business relationship or joint venture with another, such as a realtor, or mortgage company and therefore are not influenced or controlled by any others. We look out for your interest first.

In Florida, there is what we believe to be a “myth” regarding the costs and expense of having an experienced law firm handle your real estate transaction. The fee structure in Florida of closing fees, title search and exam and title premiums is such that an attorney’s services may be as or more cost effective than the services of a “non-attorney”.

Thank you for the opportunity to provide you with this information. If you have any further questions regarding our firm, please call.

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