

**RESIDENTIAL REAL ESTATE  
LAW AND PRACTICE  
IN NEW JERSEY**

**SIXTH EDITION**

**VOLUME I**

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For over 30 years Residential Real Estate Law and Practice in New Jersey has come to be relied on by practitioners as the authoritative sourcebook for handling all phases of residential real estate transactions. Arthur Horn's continuing interest in improving this publication and his dedication to serving his profession are the main ingredients in the ongoing success of this book.

Mr. Horn is a past Chairman of the Real Property, Trust and Estate Law Section of the New Jersey State Bar Association, a member of the Board of Consultants of that Section for more than 30 years, and a member of the New Jersey State Bar since 1961. The lectures he has given for NJICLE on real estate and the updates of this book evidence his continued commitment to excellence.

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Since becoming a member of the New Jersey Bar in 1975, Edward Eastman's practice has been focused primarily on real estate. He has served as a Condemnation Commissioner, Boundary Line Commissioner, Master In Chancery in Partition Actions and H.U.D. Foreclosure Commissioner. Mr. Eastman has experience in handling tax foreclosures (*In Rem* and *In Personam*), mortgage foreclosures, quiet title actions, declaratory judgment actions, partition actions, and title insurance claim litigation, and is certified by the New Jersey Supreme Court as a Certified Civil Trial Attorney. He has an active practice appearing before the Bureau of Tidelands Management and the Tidelands Resource Council regarding riparian grant and license applications. He is a member of the Board of Consultants for the Real Property, Trust and Estate Law Section of the New Jersey State Bar Association, having served as its Chair.

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In 1994 he authored the New Jersey Pleadings and Practice Series Sections on *In Rem* and *In Personam* Tax Foreclosures. He has been a frequent lecturer on real estate topics both for the real estate title insurance industry and as a member of the Bar. In 2006 he was a recipient of the New Jersey State Bar Association's Legislative Recognition Award for his work on the proposed Adverse Possession Bill.



## INTRODUCTION TO THE SIXTH EDITON

It is a pleasure for us to present the sixth edition of *Residential Real Estate Law and Practice in New Jersey*.

To improve the quality of this book some of the finest lawyers in this state were called upon for articles on their areas of expertise. Their sections of the book should prove invaluable to the reader. I express my deep gratitude to these superb New Jersey lawyers who graciously contributed sections to the former edition of this book that were updated and carried over into this edition:

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# TABLE OF CONTENTS

## VOLUME I PART I: CONTRACT OF SALE

SECTION 1: PRELIMINARY CONSIDERATIONS .....	1
SECTION 1.1 ATTORNEY REVIEW .....	1
SECTION 1.2 THE ROLE OF THE ATTORNEY: REVIEW OF THE BROKER PREPARED CONTRACT .....	11
SECTION 1.3 PRINCIPLES OF CONTRACT DRAFTING .....	24
SECTION 1.4 BASIC PRINCIPLES OF CONTRACT LAW .....	25
Section 1.4(a) Types of Contracts.....	25
Section 1.4(b) Essential Elements .....	27
Section 1.4(b)(i) Mutuality of Assent .....	27
Section 1.4(b)(ii) Legal Capacity of the Parties .....	28
Section 1.4(b)(iii) Valuable Consideration .....	29
Section 1.4(b)(iv) Legality of the Subject Matter.....	29
Section 1.4(b)(v) Contracts Required to Be in Writing .....	29
Section 1.4(c) Judicial Construction of Contracts .....	32
SECTION 2: ANATOMY OF THE CONTRACT.....	35
SECTION 2.1 THE DATE .....	35
SECTION 2.2 THE PARTIES AND THEIR CAPACITY TO CONTRACT .....	35
Section 2.2(a) Names of the Parties.....	35
Section 2.2(b) Marital Status .....	36
Section 2.2(b)(i) Nature of Dower and Curtesy.....	36
Section 2.2(b)(ii) The Elective Share and the Abolition of Dower and Curtesy .....	38
Section 2.2(b)(iii) Release of Dower and Curtesy.....	41
Section 2.2(c) Corporations.....	43
Section 2.2(c)(i) Valid Legal Existence .....	43
Section 2.2(c)(ii) Power to Buy and Sell Real Estate.....	44
Section 2.2(c)(iii) Is Shareholder Approval Necessary?.....	45
Section 2.2(c)(iv) Which Officers Can Bind the Corporation? .....	46
Section 2.2(c)(v) Corporate Resolutions .....	47
Section 2.2(d) Partnerships.....	57
Section 2.2(d)(i) The Existence of the Partnership.....	57
Section 2.2(d)(ii) Whether a Property is Partnership Property .....	58
Section 2.2(d)(iii) The Authority of a Partner to Bind the Partnership.....	59
Section 2.2(e) Limited Partnerships .....	60
Section 2.2 (f) Limited Liability Companies.....	60
Section 2.2(g) Limited Partnership Associations.....	68
Section 2.2(h) Fiduciaries.....	69
Section 2.2(h)(i) Specific Powers of Sale.....	69
Section 2.2(h)(ii) Prior to the Fiduciary Powers Act of 1968.....	69
Section 2.2(h)(iii) The Fiduciary Powers Act of 1968 .....	70
Section 2.2(h)(iv) Powers of Guardians .....	73
Section 2.2(h)(v) Powers of Administrators .....	73
Section 2.2(h)(v)(1) Prior to the Wills and Probate Reform Act of 1978.....	74

Section 2.2(h)(v)(2) The Wills and Probate Reform Act of 1978.....	75
Section 2.2(h)(vi) General Principles .....	75
Section 2.2(i) Power of Attorney .....	76
Section 2.2(j) Agents .....	78
Section 2.2(j)(i) Fully Disclosed Principal .....	79
Section 2.2(j)(ii) Partially Disclosed Principal .....	80
Section 2.2(j)(iii) Undisclosed Principal .....	80
Section 2.2(k) Incapacitated Persons .....	81
Section 2.2(k)(i) Mental Incompetency .....	81
Section 2.2(k)(ii) Habitual Drunkards .....	83
Section 2.2(k)(iii) Mental Retardation.....	84
Section 2.2(k)(iv) Habitual Drug Users.....	84
Section 2.2(l) Infants .....	84
Section 2.2(m) Aliens .....	86
Section 2.2(n) English Illiterates .....	87
<b>SECTION 2.3 THE FORM OF OWNERSHIP OF PURCHASERS .....</b>	<b>88</b>
Section 2.3(a) Tenancy in Common .....	88
Section 2.3(b) Joint Tenancy .....	90
Section 2.3(c) Tenancy by the Entirety.....	92
<b>SECTION 2.4 DESCRIPTION OF THE PROPERTY .....</b>	<b>96</b>
Section 2.4(a) Minimum Requirements.....	97
Section 2.4(b) Criteria for Legal Description .....	98
Section 2.4(c) Metes and Bounds.....	98
Section 2.4(d) Lot on Filed Map .....	100
Section 2.4(e) Unrecorded Map or Survey .....	102
Section 2.4(f) Supplemental Descriptions.....	102
Section 2.4(g) Principles of Drafting Legal Descriptions .....	103
<b>SECTION 2.5 PRICE AND METHOD OF PAYMENT .....</b>	<b>106</b>
Section 2.5(a) Nominal Deposit .....	107
Section 2.5(b) Deposit .....	108
Section 2.5(c) Assumption of Mortgage.....	111
Section 2.5(d) Purchase-Money Mortgage from Purchasers to Sellers .....	114
Section 2.5(e) Payment of Balance at Closing of Title.....	118
Section 2.5(f) Seller Concessions.....	122
<b>SECTION 2.6 CONTINGENCIES .....</b>	<b>123</b>
Section 2.6(a) Contingencies in General .....	124
Section 2.6(b) Mortgage Contingency.....	128
<b>SECTION 2.7 TIME AND PLACE OF CLOSING .....</b>	<b>132</b>
Section 2.7(a) General Principles .....	132
Section 2.7(b) Time of the Essence .....	132
Section 2.7(b)(i) The Modern View.....	133
Section 2.7(b)(ii) Reasons for Making Time of the Essence .....	134
Section 2.7(b)(iii) Time of the Essence by Contract.....	135
Section 2.7(b)(iv) Time of the Essence by Notice.....	135
Section 2.7(b)(v) When Notice Given .....	137
Section 2.7(b)(vi) Unilateral Time of the Essence for Contract Date.....	139
Section 2.7(b)(vii) Time and Day for Closing.....	141
Section 2.7(b)(viii) Practical Considerations.....	143
<b>SECTION 2.8 TYPE OF DEED .....</b>	<b>144</b>



Section 2.8(a) General Considerations .....	144
Section 2.8(b) Warranty Deed .....	145
Section 2.8(b)(i) Present Covenants .....	145
Section 2.8(b)(ii) The Covenant of Seizin .....	145
Section 2.8(b)(iii) The Covenant of the Right to Convey .....	146
Section 2.8(b)(iv) The Covenant of Freedom from Encumbrances .....	146
Section 2.8(b)(v) Future Covenants .....	147
Section 2.8(b)(vi) The Covenant of General Warranty .....	148
Section 2.8(b)(vii) The Covenant of Quiet Possession .....	148
Section 2.8(b)(viii) The Covenant as to Further Assurances .....	149
Section 2.8(c) Bargain and Sale Deed .....	150
Section 2.8(c)(i) Without Covenants .....	150
Section 2.8(c)(ii) The Covenant as to Grantor's Acts .....	150
Section 2.8(d) Special Warranty Deed .....	151
Section 2.8(e) Quitclaim Deed .....	151
Section 2.8(f) What Type of Deed Should Be Given? .....	152
<b>SECTION 2.9 AFFIDAVIT OF TITLE .....</b>	<b>154</b>
Section 2.9(a) General Considerations .....	154
Section 2.9(b) Usefulness of the Affidavit of Title .....	155
Section 2.9(b)(i) Ambiguities in the Record Title .....	155
Section 2.9(b)(ii) Supplement to the Record Title .....	155
Section 2.9(b)(iii) Facts Not of Public Record .....	156
Section 2.9(c) Dangers Inherent in the Affidavit of Title .....	156
Section 2.9(c)(i) No Cure for Unmarketable Title .....	157
Section 2.9(c)(ii) Extension of Sellers' Liability .....	157
Section 2.9(d) Contract Clause .....	159
<b>SECTION 2.10 MARKETABLE TITLE .....</b>	<b>161</b>
Section 2.10(a) General Considerations .....	161
Section 2.10(b) Definitions and Criteria .....	161
Section 2.10(b)(i) Peaceable Ownership .....	162
Section 2.10(b)(ii) Use of Property for Intended Purposes .....	164
Section 2.10(b)(iii) Ability to Sell Without Title Difficulty .....	165
Section 2.10(b)(iv) Marketable Title Litigation .....	165
Section 2.10(c) "Contract Title" .....	166
Section 2.10(c)(i) Where Contract is Silent .....	166
Section 2.10(c)(ii) "Perfect Title" .....	167
Section 2.10(c)(iii) "Acceptable Title" .....	167
Section 2.10(c)(iv) "Subject to Easements and Restrictions of Record, If Any" .....	168
Section 2.10(c)(v) "Insurable Title" .....	170
Section 2.10(c)(vi) "Subject to Survey" .....	172
Section 2.10(d) Adverse or Color of Title Possession .....	174
Section 2.10(d)(i) Establishment of Title in the Possessor .....	174
Section 2.10(d)(ii) Principles of Adverse Possession .....	177
Section 2.10(d)(iii) Adverse Possession Under <i>N.J.S.A. 2A:14-30</i> .....	178
Section 2.10(d)(iv) Adverse Possession and Marketability .....	178
Section 2.10(d)(v) Contract Clause .....	179
Section 2.10(e) "Tax Title" .....	180
Section 2.10(e)(i) The Tax Sale Law .....	180
Section 2.10(e)(ii) The In Rem Tax Foreclosure Act .....	181

Section 2.10(f) Time to Cure Title Defects.....	183
Section 2.10(f)(i) Time of the Essence .....	183
Section 2.10(f)(ii) Time Not of the Essence .....	184
Section 2.10(g) Satisfaction of Liens .....	184
Section 2.10(h) Contract Clauses .....	185
Section 2.10(h)(i) "Acceptable Title" .....	185
Section 2.10(h)(ii) "Marketable Title" .....	187
Section 2.10(i) Exculpatory Clause .....	188
Section 2.10(i)(i) Statute and Common Law Background .....	188
Section 2.10(i)(ii) Modification by Contract.....	189
<b>SECTION 2.11 FLOOD PLAIN REGULATION.....</b>	<b>190</b>
Section 2.11(a) Overview .....	190
Section 2.11(b) State Regulation .....	190
Section 2.11(c) Federal Regulation .....	192
Section 2.11(d) Contract Provision.....	194
<b>SECTION 2.12 ASSESSMENTS FOR MUNICIPAL IMPROVEMENTS.....</b>	<b>195</b>
Section 2.12(a) In General.....	195
Section 2.12(b) Statutory Chronology .....	195
Section 2.12(c) Contract Provision.....	197
<b>SECTION 2.13 MUNICIPAL LAND REGULATION .....</b>	<b>198</b>
Section 2.13(a) Zoning .....	199
Section 2.13(a)(i) Constitutional and Statutory Authorization .....	199
Section 2.13(a)(ii) Importance to Purchaser.....	200
Section 2.13(a)(iii) Zoning as It Affects Marketability .....	200
Section 2.13(a)(iv) Nonconforming Uses.....	205
Section 2.13(a)(v) Similar Uses.....	207
Section 2.13(a)(vi) Use Variances .....	207
Section 2.13(a)(vii) Contract Provisions .....	208
Section 2.13(a)(viii) Effects of Historic Preservation Zoning.....	211
Section 2.13(b) Subdivision .....	212
Section 2.13(b)(i) Municipal Land Use Act Authority .....	212
Section 2.13(b)(ii) Contract Provisions .....	214
Section 2.13(c) Building Code Regulations .....	214
Section 2.13(c)(i) Statutory Authority .....	214
Section 2.13(c)(ii) Violations .....	216
Section 2.13 (c)(iii) Contract Provisions .....	216
Section 2.13(d) Municipal Ordinances in General .....	217
Section 2.13(d)(i) Contract Provisions .....	219
Section 2.13(d)(ii) Smoke Detector/Fire Safety and Other Inspections .....	220
Section 2.13(d)(iii) Other Miscellaneous Inspections .....	221
Section 2.13(d)(iv) Selling Without Obtaining the Certificate of Occupancy.....	221
<b>SECTION 2.14 STATE LAND REGULATION .....</b>	<b>222</b>
Section 2.14(a) Uniform Construction Code .....	222
Section 2.14(a)(i) Statute .....	222
Section 2.14(a)(ii) Code .....	224
Section 2.14(a)(iii) Contract Provisions .....	225
Section 2.14(b) Multiple Dwelling Law.....	226
Section 2.14 (b)(i) The Act.....	226
Section 2.14(b)(ii) Contract Provisions.....	227

SECTION 2.15(A) SALE BY A “FOREIGN PERSON” .....	228
SECTION 2.15(B) REPORTING OF SALE TO THE INTERNAL REVENUE SERVICE .....	233
SECTION 2.16 ADJUSTMENTS .....	235
Section 2.16(a) Municipal Real Estate Taxes .....	235
Section 2.16(a)(i) Method of Adjustment .....	235
Section 2.16(a)(ii) Deductions .....	236
Section 2.16(a)(ii)(1) Veteran’s Deduction .....	236
Section 2.16(a)(ii)(2) Senior Citizen’s Deduction .....	237
Section 2.16(a)(iii) Total Exemption .....	237
Section 2.16(a)(iv) Added Assessment .....	238
Section 2.16(a)(v) Homestead Property Tax Rebate .....	238
Section 2.16(a)(vi) Farmland Assessment .....	240
Section 2.16(a)(vii) Contract Clause .....	241
Section 2.16(b) Water Rents .....	241
Section 2.16(c) Sewer Rents .....	242
Section 2.16(d) Assumption of Mortgage .....	242
Section 2.16(e) Insurance .....	243
Section 2.16(f) Rents of Tenants .....	243
Section 2.16(g) Security Deposits of Tenants .....	244
SECTION 2.17 DELIVERY OF POSSESSION .....	245
Section 2.17(a) General Considerations .....	245
Section 2.17(b) Contract Clause .....	245
Section 2.17(c) Setting the Closing Date .....	247
SECTION 2.18 TENANCIES .....	248
Section 2.18(a) General Considerations .....	248
Section 2.18(b) Title Subject to Tenancies .....	249
Section 2.18(c) Residential Tenancy Law .....	252
Section 2.18(d) Duties of the Attorney .....	254
SECTION 2.19 PERSONAL PROPERTY AND FIXTURES .....	255
Section 2.19(a) Personal Property .....	256
Section 2.19(b) Fixtures .....	256
Section 2.19(c) Contract Clause .....	258
SECTION 2.20 FUEL OIL .....	262
SECTION 2.21 PHYSICAL CONDITION OF THE PROPERTY .....	262
Section 2.21(a) “Caveat Emptor” .....	262
Section 2.21(b) New Construction .....	263
Section 2.21(c) “Resales” .....	267
Section 2.21(c)(i) Sale “As Is” .....	269
Section 2.21(c)(ii) Misrepresentations by Seller .....	270
Section 2.21(c)(iii) Nondisclosure of Seller .....	271
Section 2.21(c)(iv) Condition of Home at Time of Contract .....	273
Section 2.21(c)(iv)(1) The Home Inspection, Including Test For Radon and Well Function .....	274
Section 2.21(c)(iv)(2) Representative Home Inspection Clauses .....	275
Section 2.21(c)(iv)(3) The Termite Inspection .....	278
Section 2.21(c)(iv)(4) Representative Termite Clauses .....	279
Section 2.21(c)(iv)(5) “Pest” Inspection .....	280
Section 2.21(c)(iv)(6) Environmental Aspects of Residential Real Estate Transactions .....	280
Section 2.21(c)(iv)(7) Condition of Home Between Contract and Closing .....	328

SECTION 2.22 RISK OF LOSS .....	329
Section 2.22(a) General Considerations .....	329
Section 2.22(b) The Majority Rule: Equitable Conversion .....	329
Section 2.22(c) Exceptions to the Majority Rule.....	332
Section 2.22(d) The Minority View .....	332
Section 2.22(e) Criticism of the Majority Rule .....	332
Section 2.22(f) Contract Provision .....	333
SECTION 2.23 EMINENT DOMAIN.....	334
Section 2.23(a) General Considerations .....	334
Section 2.23(b) The Majority Rule.....	335
Section 2.23(c) New Jersey Law .....	336
Section 2.23(d) Contract Provision .....	336
SECTION 2.24 BROKER'S COMMISSION.....	337
Section 2.24(a) Formal Prerequisites to Right to Commission .....	337
Section 2.24(b) Disclosure of Working Relationship .....	340
Section 2.24(b)(i) Disclosure of Dual Agency .....	341
Section 2.24(b)(ii) Disclosure of Being Buyer's Agent.....	341
Section 2.24(b)(iii) Disclosure of Being a Seller's Agent .....	341
Section 2.24(b)(iv) Disclosure of Being a Transaction Broker .....	342
Section 2.24(b)(v) Process of Disclosure .....	342
Section 2.24(c) Types of Brokerage Listing Agreements .....	345
Section 2.24(c)(i) The Open Listing.....	345
Section 2.24(c)(ii) The Exclusive Agency.....	345
Section 2.24(c)(iii) The Exclusive Right to Sell.....	345
Section 2.24(d) When Commission Is Earned.....	346
Section 2.24(e) Contract Clause .....	252
SECTION 2.25 ASSIGNMENT OF CONTRACT .....	353
Section 2.25(a) General Considerations .....	353
Section 2.25(b) Subcontracts.....	355
Section 2.25(c) Contract Clause .....	355
SECTION 2.26 RECORDING OF CONTRACT .....	356
SECTION 2.27 BREACH OF CONTRACT .....	359
Section 2.27(a) Breach by Purchaser.....	359
Section 2.27(a)(i) Forfeiture of Deposit .....	359
Section 2.27(a)(ii) Seller's Benefit-of-Bargain Damages.....	361
Section 2.27(a)(iii) Specific Performance .....	361
Section 2.27(a)(iv) Vendor's Lien .....	362
Section 2.27(b) Breach by Seller.....	363
Section 2.27(b)(i) Rescission and Restitution of Deposit and Costs .....	363
Section 2.27(b)(ii) Purchaser's Lien for Return of Deposit.....	363
Section 2.27(b)(iii) Purchaser's Benefit-of-Bargain Damages .....	364
Section 2.27(b)(iv) Specific Performance .....	366
Section 2.27(c) Liquidated Damages.....	368
Section 2.27(d) Contract Clause .....	369
SECTION 2.28 MISCELLANEOUS.....	371
Section 2.28(a) Notice .....	371
Section 2.28(b) Binding Effect.....	372
Section 2.28(c) Cancellation of Contract .....	372
Section 2.28(d) Full Agreement.....	372

SECTION 3: SPECIAL CONTRACTS.....	373
SECTION 3.1 NEW CONSTRUCTION .....	373
Section 3.1(a) Types of Residential Construction Contracts .....	373
Section 3.1(b) The Development Contract: A “Contract of Adhesion” .....	373
Section 3.1(c) The Doctrine of Merger.....	374
Section 3.1(d) Warranties and the Doctrine of Caveat Emptor .....	377
Section 3.1(e) Warranty Insurance.....	379
Section 3.1(e)(i) The New Home Warranty and Builder’s Registration Act .....	379
Section 3.1(f) Pre-Contract Procedure.....	381
Section 3.1(g) Review of Standard Form Construction Contract .....	384
Section 3.1(h) Arbitration and Mediation: The Missing Clauses .....	391
Section 3.1(i) Contract Between Owner and Builder .....	396
SECTION 3.2 FHA/VA/PMI .....	400
Section 3.2(a) General Considerations .....	400
Section 3.2(b) FHA-Insured Loans.....	401
Section 3.2(c) VA-Guaranteed Loans .....	403
Section 3.2(d) Private Mortgage Insurance (PMI) .....	404
SECTION 3.3 THE CONDOMINIUM .....	405
Section 3.3(a) Definition .....	405
Section 3.3(b) Creation.....	406
Section 3.3(c) Administration.....	407
Section 3.3(d) Role of Attorney.....	409
Section 3.3(e) Some Contract Provisions .....	411
SECTION 3.4 LAND INSTALLMENT CONTRACTS.....	412
Section 3.4(a) General Considerations .....	412
Section 3.4(b) Disadvantages for Sellers.....	413
Section 3.4(c) Contract Clauses.....	416
Section 3.4(d) An Installment Contract .....	417
SECTION 3.5 OPTION CONTRACTS.....	421
Section 3.5(a) General Considerations .....	421
Section 3.5(b) Option Distinguished from Contract of Sale.....	422
Section 3.5(c) Option Distinguished from Right of First Refusal .....	424
Section 3.5(d) Recording of Option .....	426
Section 3.5(e) Contract Provisions .....	427
SECTION 3.6 EXCHANGES .....	430
Section 3.6(a) Common Law Exchanges .....	430
Section 3.6(b) Modern Exchanges.....	431
Section 3.6(c) Contract Provisions .....	432
Section 3.6(d) Section 1031 Exchanges .....	433
SECTION 3.7 THE COOPERATIVE.....	443
SECTION 4: “PLAIN LANGUAGE” REAL ESTATE CONTRACT .....	455
SECTION 5 “ATTORNEY REVIEW” LETTERS .....	457
SECTION 5.1 BY ATTORNEY FOR BUYER OF EXISTING HOUSE, DISAPPROVING CONTRACT, WITH PROPOSED ADDENDUM RIDER .....	457

SECTION 5.2 BY ATTORNEY FOR BUYER OF EXISTING HOUSE, DISAPPROVING CONTRACT .....	463
SECTION 5.3 BY ATTORNEY FOR SELLER OF EXISTING HOUSE, APPROVING CONTRACT .....	465
SECTION 5.4 BY ATTORNEY FOR SELLER OF EXISTING HOUSE, DISAPPROVING CONTRACT .....	466
SECTION 5.5 BY ATTORNEY FOR SELLER OF EXISTING HOUSE DISAPPROVING CONTRACT WITH REVISIONS WHICH WOULD MAKE CONTRACT SATISFACTORY ...	467
SECTION 5.6 BY ATTORNEY FOR BUYER OF HOUSE BEING CONSTRUCTED, DISAPPROVING CONTRACT, WITH PROPOSED ADDENDUM RIDER .....	469
SECTION 5.7 BY ATTORNEY FOR PURCHASER OF EXISTING CONDOMINIUM UNIT, DISAPPROVING CONTRACT, WITH PROPOSED ADDENDUM RIDER .....	477
SECTION 5.8 BY ATTORNEY FOR PURCHASER OF CONDOMINIUM UNIT IN COURSE OF CONSTRUCTION, RIDER TO SUBSCRIPTION AND PURCHASE AGREEMENT .....	482
SECTION 5.9 RIDER TO CONTRACT FOR PURCHASE OF COOPERATIVE APARTMENT - BY ATTORNEY FOR PURCHASE OF COOPERATIVE APARTMENT .....	487

**VOLUME II**  
**PART II: REPRESENTING THE BUYER**

SECTION 1: PRELIMINARY CONSIDERATIONS.....	489
SECTION 1.1 OBJECTIVES OF THE REAL ESTATE ATTORNEY .....	489
Section 1.1(a) Competent, Professional Representation.....	489
Section 1.1(b) Client Satisfaction .....	491
SECTION 1.2 ETHICS .....	492
Section 1.2(a) General Principles .....	492
Section 1.2(b) Conflicts of Interest.....	493
Section 1.2(b)(i) Purchaser-Seller .....	493
Section 1.2(b)(ii) Lender-Seller.....	504
Section 1.2(b)(iii) Purchaser-Lender .....	505
Section 1.2(b)(iv) Purchaser-Broker.....	507
Section 1.2(b)(v) Purchaser-Title Company .....	509
Section 1.2(c) Other Considerations.....	509
SECTION 1.3 MALPRACTICE .....	512
Section 1.3(a) The Malpractice Crisis .....	512
Section 1.3(b) The Law of Malpractice.....	514
Section 1.3(c) General Principles .....	521
Section 1.3(d) Claims Prevention.....	535
Section 1.3(e) The Attorney's Duty of Disclosure: From Caveat Emptor to <i>Megan's Law</i> .....	540
SECTION 1.4 UNAUTHORIZED PRACTICE.....	545
Section 1.4(a) General Principles .....	545
Section 1.4(b) Lending Institutions .....	547
Section 1.4(c) Title Insurance Companies.....	549
Section 1.4(d) The Real Estate Broker .....	552
Section 1.4(e) Attorneys Licensed in Other States .....	554
Section 1.4(f) Opinion 26 .....	555
Section 1.4(g) The Attorney's Role Regarding Title Insurance.....	562
Section 1.4(h) State Regulation of Title Insurance.....	566

SECTION 1.5 SPECIALIZATION.....	568
Section 1.5(a) General Principles .....	568
Section 1.5(b) Attorney Selectivity .....	569
SECTION 2: THE FIRST CONFERENCE.....	571
SECTION 2.1 REVIEWING THE CONTRACT OF SALE.....	571
SECTION 2.2 THE BUYER’S FIRST CONFERENCE RECORD .....	572
Section 2.2(a) The Buyers .....	577
Section 2.2(b) The Sellers .....	581
Section 2.2(c) The Property.....	582
Section 2.2(d) Financing the Transaction .....	587
Section 2.2(e) Closing Costs .....	600
SECTION 3: POST CONFERENCE FOLLOW-UP .....	603
SECTION 3.1 ATTORNEY “CALENDAR CONTROL” – THE “FILE CHECKLIST” .....	603
SECTION 3.2 MORTGAGE APPLICATION .....	607
SECTION 3.3 SATISFACTION OF CONTINGENCIES.....	611
Section 3.3(a) New Mortgage Commitment.....	611
Section 3.3(b) Assumption of Mortgage.....	615
Section 3.3(c) Termite Inspection.....	618
Section 3.3(c)(i) The Chronology.....	618
Section 3.3(c)(ii) The Guarantee .....	619
Section 3.3(c)(iii) Pest Inspections.....	620
Section 3.3(d) Structural, Mechanical, Electrical, Radon, and Oil Tank Inspection .....	620
Section 3.3(e) Municipal Approval .....	623
Section 3.3(e)(i) Variance .....	623
Section 3.3(e)(ii) Subdivision.....	623
Section 3.3(f) Other Contingencies .....	624
SECTION 3.4 SELLER’S INFORMATION STATEMENT .....	624
SECTION 3.5 THE “CLOSED-SHOP” STATUTE.....	632
SECTION 3.6 MORTGAGE CLOSING INSTRUCTIONS .....	634
SECTION 4: TITLE INSURANCE .....	645
SECTION 4.1 HISTORICAL BACKGROUND .....	645
SECTION 4.2 DEVELOPMENT OF TITLE INSURANCE .....	646
SECTION 4.3 NATURE OF TITLE INSURANCE.....	648
SECTION 4.4 GOVERNMENT REGULATION; IN GENERAL .....	649
SECTION 4.5 REGULATION OF RATES AND FORMS; ANTI-TRUST CONSIDERATIONS .....	650
SECTION 4.6 LICENSING; PROHIBITED CONDUCT.....	652
Section 4.6(a) RESPA Regulation .....	654
SECTION 4.7 STANDARD VS. EXTRA-HAZARDOUS RISKS; AFFIRMATIVE INSURANCE.....	656
SECTION 4.8 COMMITMENTS, POLICIES, AND ENDORSEMENTS IN GENERAL .....	658
SECTION 4.9 COVERAGE AFFORDED BY THE COMMITMENT .....	660
SECTION 4.10 COVERAGE AFFORDED BY THE POLICY; IN GENERAL.....	661
SECTION 4.11 OWNER’S POLICY COVERAGE.....	738
SECTION 4.12 LOAN POLICY COVERAGE.....	746
SECTION 4.13 POLICY ENDORSEMENTS.....	753
SECTION 4.14 THE ROLE OF THE ATTORNEY; CLOSING SERVICE LETTERS .....	754

SECTION 4.15 CERTIFICATE OF TITLE .....	756
SECTION 4.16 CLOSING SERVICE LETTERS; IN GENERAL .....	756
SECTION 4.17 CLOSING SERVICE LETTERS; SCOPE OF COVERAGE.....	757
SECTION 4.18 CLOSING SERVICE LETTERS; LIMITATIONS ON ISSUANCE.....	759
SECTION 4.19 ATTORNEY -- AGENCY RELATIONSHIPS .....	760
SECTION 4.20 CLAIMS AGAINST TITLE INSURERS; IN GENERAL .....	760
SECTION 4.21 CLAIMS; DUTY TO DEFEND.....	764
SECTION 4.22 CLAIMS; DUTY TO INDEMNIFY .....	766
SECTION 4.23 CLAIMS; EXTRA-POLICY LIABILITY .....	769
SECTION 4.24 CLAIMS; SUBROGATION; RECOUPMENT .....	771
SECTION 4.25 INDEMNITY LETTERS .....	771
SECTION 5: THE TITLE SEARCH .....	775
SECTION 5.1 ESTABLISHING TITLE.....	775
Section 5.1(a) The Title Search .....	775
Section 5.1(b) The Legal Opinion .....	776
Section 5.1(b)(i) Preliminary Certificate and Report on Title .....	776
Section 5.1(b)(ii) Abstract of Title.....	777
Section 5.1(c) Title Insurance .....	778
SECTION 5.2 THE STATUTE OF FRAUDS .....	778
Section 5.2(a) The Rule .....	778
Section 5.2(b) The Exception: Part Performance .....	780
SECTION 5.3 THE RECORDING ACT .....	781
Section 5.3(a) Prerequisites to Recording .....	781
Section 5.3(b) Instruments Entitled to Record .....	783
Section 5.3(c) Mechanics of Recordation.....	784
Section 5.3(d) Operation and Effect of Recording: Constructive Notice .....	784
Section 5.3(e) Limitation of 46:21-1: The "Chain of Title" .....	786
Section 5.3(f) Failure to Record: Priorities .....	795
Section 5.3(g) Indexing as Part of the Record: Closing the Gap.....	797
Section 5.3(h) Notice of Settlement .....	803
SECTION 5.4 LOCATION OF RECORDS .....	806
Section 5.4(a) County Register of Deeds and Mortgages and County Clerk .....	806
Section 5.4(b) County Surrogate .....	811
Section 5.4(c) Clerk of the Superior Court of New Jersey .....	812
Section 5.4(d) Clerk of the United States District Court for the District of New Jersey .....	813
Section 5.4(e) Municipal Records .....	814
Section 5.4(f) Secretary of State of New Jersey .....	814
Section 5.4(g) Department of the Treasury .....	815
Section 5.4(h) Commissioner of State Department of Community Affairs.....	815
Section 5.4(i) State Registrar of Vital Statistics.....	815
SECTION 5.5 ORDERING THE SEARCHES .....	815
Section 5.5(a) The Starting Point.....	815
Section 5.5(b) The Company Examination Plan .....	816
Section 5.5(c) The "Upper Court" Search .....	819
Section 5.5(c) The "Upper Court" Search .....	820
Section 5.5(d) The Municipal Searches.....	821
Section 5.5(d)(i) The Municipal Lien Search .....	821
Section 5.5(d)(ii) The Prospective Assessment Search .....	825



Section 5.5(d)(iii) The Flood Area Search.....	828
Section 5.5(d)(iv) Municipal Inspection Search.....	829
Section 5.5(d)(iv) Municipal Inspection Search.....	830
Section 5.5(d)(v) The Zoning Search and the Departmental Search .....	830
Section 5.5(d)(vi) The Subdivision Search.....	832
Section 5.5(e) The Multiple Dwelling Search .....	836
Section 5.5(f) The Corporate Status Search.....	837
Section 5.5(g) The Abstract of Proceedings .....	840
Section 5.5(h) The Survey .....	841
Section 5.5(i) Tideland Issues In Real Estate Transactions .....	852
Section 5.5(j) Wetlands Regulation .....	861
Section 5.5(j)(i) Freshwater Wetlands Protection Act .....	861
Section 5.5(j)(ii) Coastal Wetlands.....	862
Section 5.5(j)(iii) Federal Clean Water Act Section 404 .....	862
<b>SECTION 6: READING THE SEARCHES .....</b>	<b>863</b>
<b>SECTION 6.1 THE COUNTY SEARCH I (OFFICE OF THE COUNTY RECORDING OFFICER).....</b>	<b>864</b>
Section 6.1(a) Deeds.....	864
Section 6.1(a)(i) Types of Deeds .....	864
Section 6.1(a)(ii) Parts of a Deed .....	865
Section 6.1 (a)(iii) Examining the Deed.....	876
Section 6.1(b) Dower and Curtesy .....	878
Section 6.1(b)(i) General Considerations .....	878
Section 6.1(b)(ii) Duties of the Examining Attorney.....	879
Section 6.1(c) Mortgages.....	882
Section 6.1(c)(i) Nature of the Mortgage .....	882
Section 6.1(c)(ii) Parts of a Mortgage .....	894
Section 6.1(c)(iii) The Purchase Money Mortgage .....	901
Section 6.1(c)(iv) Recording and Priority .....	902
Section 6.1(c)(v) Termination of Mortgages .....	904
Section 6.1(c)(vi) Reverse Mortgages: An Idea Whose Time has Come?.....	911
Section 6.1(d) Easements .....	917
Section 6.1(d)(i) Definitions.....	917
Section 6.1(d)(ii) Types of Easements.....	918
Section 6.1(d)(iii) Creation of an Easement .....	919
Section 6.1(d)(iv) Termination .....	922
Section 6.1(d)(v) Notice of Easements.....	922
Section 6.1(d)(vi) Effect on Marketability .....	923
Section 6.1(d)(vii) Common Easements.....	924
Section 6.1(d)(viii) Duty of the Title Examiner.....	935
Section 6.1(e) Restrictive Covenants.....	940
Section 6.1(e)(i) Creation of Restrictive Covenants.....	940
Section 6.1(e)(ii) Notice of Restrictive Covenants.....	941
Section 6.1(e)(iii) Types of Restrictions.....	941
Section 6.1(e)(iv) Forfeiture or Reversion of Title.....	946
Section 6.1(e)(v) Termination of Restrictions .....	946
Section 6.1(e)(vi) Effect on Marketability.....	948
Section 6.1(e)(vii) Reviewing the Restrictions.....	948

Section 6.1(f) Agreements for Sale of Real Property .....	951
Section 6.1(g) Miscellaneous Agreements .....	952
Section 6.1(h) Federal Tax Liens.....	952
Section 6.1(i) Lis Pendens .....	956
Section 6.1(j) Institutional Liens .....	959
Section 6.1(k) Reimbursement Agreements .....	962
Section 6.1(l) Secured Transactions .....	963
Section 6.1(m) Street Dedications .....	964
Section 6.1(n) Street Vacations.....	966
Section 6.1(o) The Bona Fide Purchaser of Real Property Under the New Jersey Medicaid Estate Recovery Lien Law.....	967
<b>SECTION 6.2 THE COUNTY SEARCH II (OFFICE OF THE COUNTY CLERK).....</b>	<b>975</b>
Section 6.2(a) Judgments: County Court, Law Division.....	975
Section 6.2(b) Judgments: Former County Court, Probate Division.....	975
Section 6.2(c) Construction Liens .....	976
Section 6.2(d) Recognizances.....	981
Section 6.2(e) Filiation Bonds .....	982
Section 6.2(f) Attachments .....	982
Section 6.2(g) Sequestrations .....	983
<b>SECTION 6.3 THE COUNTY SEARCH III (OFFICE OF THE COUNTY SURROGATE) .....</b>	<b>983</b>
Section 6.3(a) General Considerations .....	983
Section 6.3(b) New Jersey Law Prior to September 1, 1978.....	984
Section 6.3(c) The Wills and Probate Reform Act of 1978 .....	985
Section 6.3(c)(i) Formalities.....	986
Section 6.3(c)(ii) Other Significant Changes .....	988
Section 6.3(c)(iii) The Wills and Probate Reform Act as It Affects Real Property .....	991
Section 6.3(d) Duties of the Title Examiners .....	995
<b>SECTION 6.4 THE UPPER COURT SEARCH I (OFFICE OF THE CLERK OF THE SUPERIOR COURT).....</b>	<b>999</b>
Section 6.4(a) Judgments: Superior Court, Law Division .....	999
Section 6.4(a)(i) The Lien .....	999
Section 6.4(a)(ii) Filing of Lien.....	1000
Section 6.4(a)(iii) Duration of Lien.....	1001
Section 6.4(a)(iv) Discharge of Lien .....	1001
Section 6.4(a)(v) Priorities .....	1002
Section 6.4(a)(vi) Examination of "Judgment Search" .....	1003
Section 6.4(a)(vii) Names to Search.....	1007
Section 6.4(b) Judgments: Superior Court, Chancery Division .....	1009
Section 6.4(c) Judgments: Law Division, Special Civil Part.....	1010
Section 6.4(d) Corporate Franchise Tax .....	1010
Section 6.4(e) State Unemployment Compensation Taxes.....	1011
Section 6.4(f) Alcoholic Beverage Tax.....	1012
Section 6.4(g) Child Support Judgments.....	1013
<b>SECTION 6.5 THE UPPER COURT SEARCH II (OFFICE OF THE CLERK OF THE U.S. DISTRICT COURT).....</b>	<b>1013</b>
Section 6.5(a) Judgments.....	1013
Section 6.5(b) Bankruptcy .....	1015
Section 6.5(c) Attachments.....	1024
Section 6.5(d) Receiverships .....	1024

Section 6.5(e) Condemnation .....	1025
Section 6.5(f) Recognizances and Bail Bonds.....	1026
Section 6.5(g) Special Liens for Estate and Gift Taxes .....	1027
Section 6.5(h) Lis Pendens .....	1030
<b>SECTION 6.6 THE MUNICIPAL SEARCHES.....</b>	<b>1030</b>
Section 6.6(a) The Municipal Lien Search .....	1030
Section 6.6(b) The Prospective Assessment Search .....	1035
Section 6.6(d) The Municipal Inspection Search .....	1041
Section 6.6(e) The Zoning and the Departmental Search.....	1042
Section 6.6(f) The Subdivision Search .....	1043
Section 6.6(g) The Multiple Dwelling Search.....	1044
<b>SECTION 6.7 THE CORPORATE STATUS SEARCH.....</b>	<b>1044</b>
<b>SECTION 6.8 THE ABSTRACT OF PROCEEDINGS.....</b>	<b>1046</b>
<b>SECTION 6.9 THE SURVEY .....</b>	<b>1051</b>
Section 6.9(a) Contract Provisions .....	1051
Section 6.9(b) Affirmative Title Insurance .....	1054
Section 6.9(c) Survey Examination .....	1055
<b>SECTION 6.10 THE PERSONAL INSPECTION AND INQUIRY .....</b>	<b>1085</b>
<b>SECTION 7: THE STATE OF THE TITLE .....</b>	<b>1087</b>
SECTION 7.1 EVALUATING THE TITLE .....	1087
SECTION 7.2 THE COMMITMENT FOR TITLE INSURANCE.....	1088
SECTION 7.3 COMMUNICATING WITH THE SELLERS' ATTORNEY.....	1088
SECTION 7.4 COMMUNICATIONS WITH THE PURCHASERS.....	1089
<b>SECTION 8: PREPARING FOR THE CLOSING.....</b>	<b>1091</b>
SECTION 8.1 COMMUNICATIONS WITH ATTORNEY FOR SELLERS.....	1091
Section 8.1(a) Resolution of Title Problems.....	1091
Section 8.1(b) Scheduling the Closing .....	1091
Section 8.1(c) Delivery of Possession .....	1091
Section 8.1(d) Filing the Notice of Settlement.....	1092
SECTION 8.2 A REMINDER: OBTAINING THE TERMITE AND STRUCTURAL REPORTS .....	1096
SECTION 8.3 THE ROLE OF THE BROKER.....	1096
SECTION 8.4 ORDERING MORTGAGE PAY-OFF LETTER.....	1097
Section 8.5(a) Preliminary Certificate and Report on Title (Commitment for Title Insurance).....	1101
Section 8.5(b) Survey .....	1102
SECTION 8.6 SPECIAL WATER READING.....	1103
SECTION 8.7 HUD-1 UNIFORM SETTLEMENT STATEMENT .....	1104
SECTION 8.8 ADDITIONAL CLOSING DOCUMENTS.....	1113
Section 8.8(a) Tax Authorization.....	1113
Section 8.8(b) Mortgagors' Affidavit of Title.....	1114
Section 8.8(c) Attorney's Title Certification.....	1116
Section 8.8(d) FHA/VA/PMI Forms.....	1116
SECTION 8.9 OBTAINING MORTGAGE FUNDS AND FINAL CLOSING INSTRUCTIONS FROM LENDER.....	1116
SECTION 8.10 ORDERING "RUN-DOWN" SEARCHES .....	1117
Section 8.10(a) The Problem of Intervening Liens .....	1117
Section 8.10(b) The County Search.....	1117

Section 8.10(c) The Upper Court Search.....	1118
Section 8.10(d) The Municipal Searches.....	1118
Section 8.10(d)(i) The Municipal Lien Search .....	1118
Section 8.10(d)(ii) The Prospective Assessment Search .....	1119
Section 8.10(e) The Mortgage Pay-Off Letter.....	1119
SECTION 8.11 REVIEWING THE FILE AND PREPARING CLOSING CHECKLIST .....	1119
SECTION 9: THE CLOSING OF TITLE .....	1123
SECTION 9.1 CONCEPT OF THE CLOSING.....	1123
SECTION 9.2 PLACE OF THE CLOSING .....	1123
SECTION 9.3 PROFESSIONAL COURTESY.....	1124
SECTION 9.4 THE MORTGAGE CLOSING .....	1124
Section 9.4(a) Note.....	1125
Section 9.4(b) Mortgage.....	1125
Section 9.4(c) Mortgagors' Affidavit of Title .....	1125
Section 9.4(d) Corporate Charter and Borrowing Resolution .....	1126
Section 9.4(e) Tax Authorization.....	1127
Section 9.4(f) Homeowner's Insurance Policy.....	1127
Section 9.4(g) Attorney's Title Certification .....	1128
Section 9.4(h) Other Documents .....	1129
Section 9.4(i) Funding.....	1129
Section 9.4(j) Checks.....	1130
SECTION 9.5 THE TITLE CLOSING.....	1131
Section 9.5(a) Deed .....	1131
Section 9.5(f) Sellers' Affidavit of Title .....	1159
Section 9.5(g) Reporting of Sale to I.R.S. ....	1162
Section 9.5(h) Survey Affidavit.....	1167
Section 9.5(i) Current Tax Bill.....	1170
Section 9.5(j) Corporate Resolution of Sale.....	1170
Section 9.5(k) Certificate of Occupancy .....	1171
Section 9.5(m) Termite and Structural Reports .....	1172
Section 9.5(n) Other Documents .....	1172
Section 9.5(o) Possession .....	1173
Section 9.5(p) HUD-1 Uniform Settlement Statement.....	1178
Section 9.5(q) Checks to Sellers.....	1181
Section 9.5(r) Keys.....	1181
SECTION 9.6 SPECIAL PROBLEMS.....	1181
Section 9.6(a) Escrow Agreement .....	1181
Section 9.6(b) New Construction .....	1183

## **PART II: REPRESENTING THE SELLER**

SECTION 1: THE FIRST CONFERENCE.....	1199
SECTION 1.1 THE SELLER'S INFORMATION STATEMENT.....	1199
SECTION 1.2 SELLER'S FIRST CONFERENCE RECORD.....	1200
SECTION 2: THE CONTRACT OF SALE .....	1203
SECTION 2.1 LEGAL CAPACITY OF THE SELLERS .....	1203
SECTION 2.2 PRICE AND METHOD OF PAYMENT .....	1204

SECTION 2.3 CONTINGENCIES .....	1205
SECTION 2.4 TIME OF CLOSING .....	1206
SECTION 2.5 CONTRACT TITLE .....	1206
SECTION 2.6 DELIVERY OF POSSESSION.....	1207
SECTION 2.7 PERSONAL PROPERTY .....	1208
SECTION 3: BETWEEN CONTRACT AND CLOSING .....	1208
SECTION 3.1 SATISFACTION OF CONTINGENCIES .....	1208
SECTION 3.2 RESOLUTION OF TITLE PROBLEMS.....	1209
SECTION 3.3 SPECIAL PROBLEMS OF ESTATES .....	1209
Section 3.3(a) New Jersey Transfer Inheritance Tax and New Jersey Estate Tax .....	1209
Section 3.3(b) U.S. Estate Tax.....	1212
Section 3.3(c) Debts of Decedent.....	1220
SECTION 3.4 MUNICIPAL CERTIFICATE OF CONTINUED OCCUPANCY .....	1223
SECTION 3.5 SCHEDULING CLOSING AND POSSESSION DATES.....	1225
SECTION 3.6 OBTAINING CLOSING FIGURES AND MORTGAGE PAY-OFF LETTER .....	1225
SECTION 3.7 PREPARING THE CLOSING DOCUMENTS .....	1225
SECTION 3.8 SPECIAL PROBLEMS OF ABSENT SELLERS.....	1225
SECTION 4: EXCLUSION OF GAIN FROM SALE OF PRINCIPAL RESIDENCE.....	1228
SECTION 4.1 GENERAL RULES.....	1228
Section 4.1(a) Exclusion of Gain.....	1228
Section 4.1(b) Limitations .....	1229
SECTION 4.2 ONE SALE OR EXCHANGE EVERY TWO YEARS.....	1229
Section 4.2(a) Exclusion.....	1229
Section 4.2(b) Single Taxpayer.....	1229
Section 4.2(c) Proration of Exclusion.....	1230
SECTION 4.3 SALE AND EXCHANGES ELIGIBLE FOR THE REDUCED EXCLUSION ...	1230
Section 4.3(a) Reduced Exclusion.....	1230
Section 4.3(b) Clarification of Reduced Exclusion Amount .....	1230
TABLE OF CASES .....	TA-1
TABLE OF STATUTES .....	TA-27
OTHER AUTHORITIES.....	TA-45
INDEX.....	I-1