



## **Leventry, Haschak & Rodkey, LLC**

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### **Real Estate Facts and Frequently Asked Questions:**

#### **Did you know...**

- Title Insurance Rates have been established by the Title Insurance Rating Bureau of Pennsylvania and approved by the Pennsylvania Insurance Department. The rates you pay are based on the purchase price of your home, and are **THE SAME** for both attorneys and settlement companies.
- Your lender (i.e. mortgage originator, such as the bank) is required to provide you a "Good Faith" estimate of your closing costs. These estimated costs for title insurance should be the same for both attorneys and settlement companies.
- We collect no up-front fees. All charges are settled at the time of closing.

#### **Why use an attorney vs. a settlement company...**

- A real estate transaction, especially the purchase of your personal home, is one of the largest financial decisions you will likely ever make. As such, it can also be quite stressful. It is in your best interest to have an attorney on your side during this critical time. Let our experience put your mind at ease! Most transactions occur smoothly and on time. In reality, issues can arise at the time of closing, and you'll be glad you have someone on your side that can provide legal representation and advice.
- When you hire an attorney, you are also hiring the relationships they have with the lending agencies, realtors, and other attorneys. These relationships can be crucial elements to closing on time.
- Fees are competitive. Why pay a settlement agency when, for the same cost, you can hire a licensed Attorney who cannot only handle your closing, but is allowed to interpret contractual issues and protect your best interest throughout the process. If legal questions arise, settlement agencies are not qualified to interpret the law and can be held liable for Illegal practice of the law if they try to advise you in any way with regard to legal matters. If legal issues should arise, it is much more cost effective to have an attorney as part of your team from the beginning.
- Our staff has over 25 years of experience handling commercial and residential real estate transactions. We have dealt with many of the issues that can arise during a transaction. Our experience and expertise can often times prevent costly delays and unnecessary stress by handling unforeseen circumstances in a timely and professional manner.