

TEAM RUSSO *In Action for You*

ELDER LAW

- Asset Protection
- Medicaid
- Nursing Homes
- Health Care Directives
- Long Term Care Planning
- Veterans Benefits

SPECIAL NEEDS

- Special Needs Trusts
- Guardianships
- Government Benefits
- Pooled Trusts
- Supplemental Security Income
- Social Security/Disability

ESTATE PLANNING

- Wills
- Living Trusts
- Family Protection Trusts
- Durable Powers of Attorney
- Estate Tax Planning
- Retirement Planning

TRUSTS AND ESTATES

- Probate
- Estate and Gift Taxes
- Administration
- Litigation

REAL ESTATE

- Sale and Purchase of Residences

RUSSO LAW GROUP, P.C. has earned the title “*Long Island’s Signature Elder Law, Special Needs & Estate Planning Law Firm*” following more than thirty years of local and national advocacy for seniors, baby boomers and their families.

“*Team Russo – In Action for You*” Team Russo is a staff of distinguished, experienced and compassionate attorneys with the knowledge & experience to address any concerns you may have, implement a plan tailored to your needs and provide you with Peace of Mind.

The law firm continues to implement new programs of awareness and action to meet the growing needs of its clientele. We have offices in Nassau & Suffolk Counties as well as New York City to serve your needs throughout all of New York.

Our genuine concern is demonstrated by commitment and ongoing involvement in community-sponsored programs, including among others:

- Alzheimer’s Disease Resource Center
- Arthritis Foundation, Long Island Chapter
- Cerebral Palsy of Nassau County
- The Theresa Foundation

THE RUSSO COMMITMENT:

“We promise to be your family lawyer, no matter what the legal issue. We promise to be your lawyer for life.”

THIS IS OUR COMMITMENT.
OUR EXPERIENCE IS YOUR PROTECTION.

RUSSO LAW GROUP, P.C.

Estate Planning, Elder Law & Special Needs

PHONE 800-680-1717

WEB www.vjrusso.com

GARDEN CITY
100 Quentin Roosevelt Blvd.
Garden City, New York 11530

LIDO BEACH
250 Lido Boulevard
Lido Beach, New York 11561

MANHATTAN
485 Madison Avenue, 13th Floor
New York, NY 10022

ISLANDIA
3740 Express Drive South
Islandia, New York 11749

BAY SHORE
45 Park Avenue
Bay Shore, New York 11706

REAL ESTATE

*Peace of Mind Through
Thoughtful Planning*

RUSSO LAW GROUP, P.C.

Estate Planning, Elder Law & Special Needs





Real Estate Transactions

We can represent you on the sale and/or purchase of real estate. Since a principal residence is one of your primary assets, it is a major decision when one sells or purchases a residence. It is essential that you have experienced legal representation to provide you with peace of mind.

Sales

RUSSO LAW GROUP WILL:

- Negotiate contract terms with purchaser's attorney
- Prepare the contract of sale
- Review real estate broker agreement
- Escrow the down payment for the seller
- Coordinate with brokers and title insurers
- Assist in clearing title to the property
- Prepare deed and ancillary closing documents
- Coordinate closing
- Arrange for adjustments on real estate taxes, oil, and mortgage payments
- Represent you at the closing
- Insure recipient of correct proceeds from sale
- Resolve post closing issues
- Prepare and send detailed closing statement

Purchases

RUSSO LAW GROUP WILL:

- Review the contract of sale
- Negotiate contract terms with seller's attorney
- Coordinate termite inspection and engineer's report
- Discuss mortgage alternatives
- Review mortgage commitment
- Order title report
- Verify "clear" title to property
- Represent you at the closing
- Coordinate closing
- Arrange for smooth transition of property to new owners
- Prepare and send detailed closing statement

Mortgage Refinances

You can benefit by lower interest rates and obtain additional monies from the equity in your home. Paying more than you have to could mean paying tens of thousands of dollars which would otherwise be in your pocket. We can assist and represent you in your mortgage refinance.



Transfers Of Real Property

Transferring one's home can save taxes, avoid probate and protect the home in the event you suffer a catastrophic illness.

There are several approaches which can be implemented, depending upon your objectives.

TRANSFER WITH A RETAINED LIFE ESTATE

Allows you to maintain the right to live in your home while qualifying for Medicaid benefits

TRANSFER TO AN IRREVOCABLE LIVING TRUST

Can protect your home in the event you apply for Medicaid to pay for long term care while allowing you flexibility to sell your home without subjecting the sales proceeds to a risk of loss.

MEDICAID EXEMPT TRANSFERS

Can be made under certain conditions without incurring a Medicaid transfer penalty.

TRANSFER TO A QUALIFIED PERSONAL RESIDENCE TRUST

Can provide estate tax savings. Certain requirements must be met in order to obtain these benefits.

GIFT TAXES

Transfers of real property (other than to a spouse) may require the transferor to file a Federal gift tax return, even if no taxes are owed.