

## Areas of Law

*While* we are a *General Civil Practice* law firm, listed below are some of the more common types of matters that we handle. Matters are listed by general categories and include a brief description of each matter.

### Real Estate Transactions

**Houses:** Purchases, Sales, Refinances, Mortgage Satisfactions, Certificates of Occupancy.

**Condominiums:** Purchases, Sales, Refinances, Mortgage Satisfactions.

**Co-ops:** Purchases, Sales, Refinances, UCC Lien Releases.

**Commercial Transactions:** Purchases, Sales, Refinances, Mortgage Satisfactions, Business Certificates, Permits, and Licenses.

### Estates

**Basic Wills:** Last Will & Testament without any trusts. Allow you to determine who receives your property after you pass away.

**Trust Wills:** Last Will & Testament with trust provisions. Allow you to determine who receives your property after you pass away. Some property may be held in trust, (e.g., for minor children).

**Living Wills:** Allow you to determine if you wish to be kept alive by artificial means if you are in a persistent vegetative state.

**Health Care Proxies:** Allow you to appoint one or more persons to make health care decisions for you, if you become unable to do so.

**Powers of Attorney:** Allow you to appoint one or more persons who can sign your name and manage your personal affairs while you are alive.

**Complete Health Care Package:** Includes Last Will & Testament, Living Will, Health Care Proxy, and Power of Attorney.

**Trust Agreements:** Can take effect either while you are alive (*Inter Vivos*) or after you pass away (*Testamentary*). Allow you to place some or all of your property into a trust that is managed by a trustee that you appoint, for the benefit of the beneficiaries that you select.

**Estate Planning:** Plan your estate to minimize the amount of *Estate Taxes* that are payable when you pass away. Structure your assets so that you will be eligible for *Medicaid*, in the event that you ever need to enter a Nursing Home. *Medicaid* will pay for nursing home expenses, while *Medicare* will not.

**Probate and Administration of Estates:** Whether or not you have a Will, your legal representative will usually have to retain an attorney to file a petition in the *Surrogate's Court* when you pass away. This allows your estate assets to be collected and distributed in accordance with your Will and the law.

**Estate Taxes:** When a person dies, if their assets are valued above a certain amount, their estate has to pay *Estate Taxes* to New York State and the Federal Government, before the beneficiaries receive their inheritances. These *Estate Taxes* are different than *Income Taxes*. We handle all Federal and State *Estate Tax* returns, as well as the final *Income Tax* returns of the decedent.

### Landlord/Tenant

**Residential Leases:** For landlords, preparation of leases and sub-leases for houses, condos, co-ops, and apartments. For tenants, negotiation, review, and modification of leases and sub-leases for houses, condos, co-ops, and apartments.

**Commercial Leases:** For landlords, preparation of leases and sub-leases for business properties, including single businesses, office buildings, and mall leases. For tenants, negotiation, review, and modification of leases and sub-leases for business properties, including single businesses, office buildings, and mall leases.

**Landlords:** Institute *Non-Payment* and *Eviction* proceedings against tenants. Clearing violations.  
**Tenants:** Defending against *Non-Payment* and *Eviction* proceedings brought by landlords.

### Business

**Corporations:** Formation of domestic and foreign Corporations, including preparation of all corporate documents. Yearly update of corporate documents and corporate tax return preparation and filing. Corporate legal advice.

**Limited Liability Companies (LLC):** Formation of domestic and foreign LLCs, including preparation of additional agreements, if warranted. Tax return preparation and filing. LLC legal advice.

**Partnerships:** Formation of domestic and foreign Partnerships, including preparation of partnership agreements. Tax return preparation and filing. Partnership legal advice.

**Sole Proprietorships:** Obtaining appropriate business permits, certificates, and licenses. Tax return preparation and filing. Business legal advice.

**Contracts:** Preparation of any and all kinds of business and personal contracts.

**Licenses:** Obtaining all types of business licenses, including liquor licenses.

### Immigration

**Obtaining P-1 Visas for Entertainers:** Obtaining P-1 Visas for entertainers visiting the U.S. to perform.

**Renewing Documents:** Obtaining renewals/extensions for expired Visas, I-94s, Employment Authorization, Green Cards, and other documents.

**Adjusting your Immigration Status:** Changing your immigration status with INS.

**Applying for a Permanent Resident Card (Green Card):** If you are eligible, we will assist you in obtaining your *Permanent Resident Card* ("Green Card").

### Litigation

**Commercial Litigation:** We represent both plaintiffs and defendants in commercial litigation matters.

**Personal Injury:** We represent plaintiffs in personal injury matters.

**Small Claims Court:** We represent both plaintiffs and defendants in small claims matters.

**Other Civil Matters:** We handle many other types of *Civil Law* matters (as opposed to criminal law matters). Contact us to see if we may be of assistance in handling your matter.

**Personal Consultations:** We provide *Personal Consultations* and legal advice on any matter that we handle. This allows us and you to determine what the best course of action will be for your matter.