



Is it Time for a Living Trust?

Why You Need a Living Trust

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Avoid Probate: Living trusts, sometimes called revocable trusts or inter-vivos trusts, are will substitutes that avoid probate, and its attendant cost, hassles, and time.

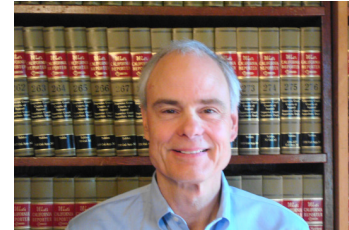
Save Money: This is significant because attorney fees for probate, set by statute, are calculated on the gross value of the estate [not deducting any mortgages or other debts], and on a \$500,000 estate fees will be \$13,000.00, plus additional hourly fees for selling of real property.

Quick, Easy Administration: Having a Living Trust will also provide for the immediate, easy transfer of property upon your death to those you have designated without the need for court involvement or any other complicated process. All the financial details of the trust stay private.

Keep Property in Trust for Minors: Property passing to your children or other young persons can be maintained in the trust and responsibly managed until they reach whatever age you specify.

Does not affect the use of property during your lifetime: You can do everything with your property you do now such as sell, refinance, or transfer.

Always Revocable: You can change or revoke your trust at any time. Trust becomes irrevocable only upon your death.



Jamie Elmer, Practicing "Real People" Law for Almost 30 years.

Are there ever enough Lawyer Jokes?

Q: What do you get when you cross the Godfather with a lawyer? A: *An offer you can't understand.*

Q: If you see a lawyer on a bicycle, why don't you swerve to hit him? A: *It might be your bicycle*

Q: What's the difference between a lawyer and an onion? A: *You cry when you cut up an onion.*

Q: What do you call a lawyer with an IQ of 70? A: *Your Honor.*

Durable Powers of Attorney: Single most necessary & cost effective planning tool

You or your parents may need a costly, pain-the-neck Conservatorship if you (or they) don't have a Durable Power of Attorney. Judicial Conservatorships are required when an adult becomes incapable of caring for themselves. Conservatorships require detailed financial accountings, and judicial approval for many medical and financial decisions. All this can be avoided through the use of a simple Durable [e.g. its authority survives the person's decline] Power of Attorney and an Advance Healthcare Directive. [medical power of attorney] It's cheap and simple. Either buy simple forms or call me, but do it.



Office Assistant, Cleo, ready & eager to help



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Real Lawyer? Real People?

I answer my own phone and maintain a casual office atmosphere without the pretension (and cost) most people expect from Lawyers. I deal with everyday legal problems experienced by everyday people.

For the last 29 years I have helped "Real People" resolve their legal problems with understanding (and a little humor) in such areas as Family Law, including Divorce, Custody and Support, Wills & Trusts, Real Estate & Consumer issues including Contractual Disputes, and even Misdemeanor Defense [dui's, petty theft, etc.].

Free initial phone consultations. Really, go ahead and call me! If your situation requires more than a free twenty minute phone call you may pay with any of the major credit cards [Visa, MC, Amex.].

To remove your name from our mailing list, please E-mail me and let me know. Questions or comments? E-mail us at mjelmer@aol.com or call at 510-644-2411 Web Site: www.JamieElmerEsq.com