

## Limitations of Title Advisor Representation and Services

Dwight A. Bickel  
Attorney at Law  
Washington Title Professional  
E-mail: [Dwight@dwightbickel.com](mailto:Dwight@dwightbickel.com)



The legal advice most people hear from Dwight Bickel is that you should ask a lawyer for advice. Dwight asks for help from lawyers representing him in many ways. Most lawyers are most qualified to give legal advice about a limited type of law. This letter is intended to help you understand what a full service lawyer could do, so you can decide if you might prefer to ask for representation by a full service real property lawyer. The Engagement Agreement requests prospective clients to acknowledge agreement that my representation and services are limited.

A Purchaser or Seller of real property needs the help of many professionals. Most people do not need the help of a lawyer to buy or sell real property. Dwight has witnessed many instances when people would have been wiser to ask a lawyer to help them to understand the title of the real property. Dwight can help you in that small way without also doing everything else for you.

Are you a person who would like more help from a lawyer? If you seek assistance, Dwight can assist people to find other professionals for as much help as a particular person wants. A full service lawyer would get to know all about you to be able to evaluate how this real property affects other aspects of your life. Your lawyer could even assume responsibility for all your communications to other agents and other real estate professionals. Lawyers who represent commercial purchasers and sellers include representation in many types of law. High value property transactions often have several lawyers representing parties.

A lawyer could help a Seller to negotiate your agreement with a real estate broker to list the property, the agreement with the purchaser for the sale, the agreement with the escrow company. A lawyer could help the Seller with responsibilities to other Sellers. A lawyer could help determine liability for payment of the real estate sales tax. A lawyer might be needed to negotiate a reduced payoff from Seller's proceeds. A lawyer might be needed to help you clear title defects.

A lawyer could help a Purchaser to negotiate an agreement with a real estate broker, the agreement with the seller, the agreement for a new loan, the agreement with the escrow company and the agreement for the title insurance policy. A lawyer could help the Purchaser with responsibilities to other acquiring title together. A lawyer might be needed to negotiate a contract for improvements planned for the property.

Dwight probably will not learn much personal information about the people he assists as a title advisor. He will not be able to determine how this property purchase affects other aspects of your life. A lawyer hired to assume full responsibilities would need a lot of extra information about all aspects of your life and that amount of time and extra duties to assist you would increase the fee requested from you.

Most people will not ask Dwight for more help than his advice about the real property title and the title insurance. Thank for your time to read this disclosure about the potential value of full legal representation, so you understand your decision to rely upon Dwight Bickel for only the limited title advisor representation that the Engagement Agreement describes.