



Ever Think About Tenant Liability?

We can form an LLC for your investment property in 24 hours

If you own investment or rental properties in your own name (or living trust), all your personal assets are fully exposed to those property liabilities.



A revocable trust (aka, "living trust") is simply a probate avoidance vehicle. It does not provide any asset protection should a tenant (or anyone else) file a lawsuit or claim. Unless title is held in a separate legal entity, you personally are liable for all claims against your property...frivolous or not. Many claims filed by tenants can exceed the limits of your property insurance, and many others are specifically excluded from coverage.

OK, I need an LLC, but how do I go about doing it?

During a free consultation with our experienced real estate attorneys, we will ask you the right questions about your properties and your tenants, and recommend the best solution for you. Online services just fill out and file forms...only an attorney is permitted to offer legal advice.

The Small Business Law Firm, P.C.

www.SmallBusinessLaw.Org

Toll Free 855-5-Biz-Law (855-524-9529)

This legal advertisement is for property and business owners.
Our principal attorney, Scott Williams, invites you to call with questions.



When The Small Business Law Firm forms my LLC, what exactly do I get?

- A **full-service law firm** with experienced real estate attorneys who answer your phone calls and provide solid legal advice every step of the way.
- **Articles of Organization** filed with the California Secretary of State
(or equivalent agency if formed outside California);
- **Membership Certificates;**
- **Operating Agreement;**
- **Statement of Information;**
- **Detailed letter of instruction** (to assist with tenants, leases, liability protection, bank accounts, entity maintenance etc.);
- **Tax forms** likely to be required by the IRS and FTB;
- **Free, ongoing consultation(s) with an attorney** which directly relate to the entity formation for 30 days after we deliver the LLC binder.



Bottom line... What does it cost?

We are one of the few law firms in the country that will publicize our legal fees...because we simply know they are less than nearly all others. They are:

Formation of LLC:

Standard Legal Fee

\$1,275 all inclusive flat fee, plus costs*

Property Deeds *(to transfer properties in CA)*

\$195 flat fee *(plus recording costs)*

**Typical costs: \$150 to \$300 depending on state. Expedited services additional.*

Please call for a free, no-obligation consultation on any real estate legal matter.

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