

## Client's Bill of Rights

Lawyers will tell you that it is impossible to offer a guarantee in the legal business. WRONG! We say that law firm clients should settle for nothing less! Remember, your attorney works for you – not the other way around.

At Martinson & Beason we believe we can promise our clients quality service with personal attention. We believe that as our client you are entitled to have the:

1. Right to loyalty to you and your cause.
2. Right to be updated regularly and in a timely manner as to the progress of your case.
3. Right to our respect.
4. Right to expect competence from our firm and all who work here.
5. Right to know the truth about your case.
6. Right to prompt attention from us.
7. Right to have your legal rights and options explained in plain English without legal mumbo jumbo.
8. Right to a fair written fee agreement with our firm.
9. Right to a fair fee for the work we do.
10. Right to make the ultimate decision on your case.



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# MESSAGE & BULLETIN

A Newsletter from Martinson & Beason, P.C., Attorneys at Law

Spring 2021

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## How to Sell and Buy a House at the Same Time

Have you noticed the demand for real estate in Huntsville has skyrocketed? That's good news for homeowners who are looking to pack everything up and relocate. Even with the challenges of the last year, our local real estate market continues to stay strong.

According to the most recent report from the Alabama Center for Real Estate, houses have recently been on the market for less than three weeks on average (or 21 days). Due to the strong job and population growth of Rocket City, the real estate market will likely continue to be a good investment over the next year.

In fact, spring and summer are both peak seasons for buying and selling houses. While today's hot market might make selling your home easier, it could also make buying one much more challenging. No one wants to end up with dual mortgages! Whether you're searching for more space or feel ready to downsize your home, here are few things to keep in mind as you prepare to buy and sell a house at the same time.

### Hire a Professional Inspector

In the excitement of searching for your dream home, it's easy to underestimate the amount of time it can take to sell a house. Even in a hot real estate market, buyers want to invest in houses with few repairs and you'll need to prepare your home before listing it. We recommend hiring a professional inspector to identify any issues first.

You might need to do minor home maintenance such as repainting the walls, fixing that dent in the door, or repairing a leaky bathroom faucet. You don't have to remodel your entire kitchen, but a home inspector can help you prepare for the buyer's home inspection and help you get the most money for your home.

By hiring a professional, you'll be able to relieve the stress of the unknown and easily create a game plan for how much work needs to go into your home before selling. At the end of the day, mapping out a solid timeline will make buying and selling your home go much more smoothly.

### Give Yourself A Cushion

After working with a home inspector, you should feel confident about what price your house should sell for.



Photo by Ronnie George on Unsplash

However, the best scenario is giving yourself a cushion for the offer you'll take from a prospective buyer.

Play it safer by assuming your home will sell for less than expected, especially if you need to use the sale price as a down payment for the home you're buying. When there are two escrows on the line, a little compromise can help prevent additional stress and scrambling.

### Avoid Buying Before You Sell

While buying a new home might make it seem easier to move, it's usually not worth the financial risk. Not only will you add the potential complications of stacking a second mortgage on top of your current payment unless your home is paid off, but it will also become more difficult to qualify for a new mortgage.

One approach to buying and selling at the same time is the contract contingency. When you make an offer on your new home, you can opt to make the purchase contingent on the sale of your current home. Ultimately, the odds of successfully using this approach in a strong seller's market will depend on your individual timeline for moving, but make sure to consult your real estate agent about your options for a home sale contingency.

If you need more guidance through the process of buying and selling a home at the same time, our experienced Huntsville Alabama real estate attorneys at Martinson & Beason, P.C. can help. Whether you need to prepare and review sales contracts, negotiate the purchase or sale, prepare the closing documents, we can answer any questions that may arise along the way.



## Community Spotlight: Hubert Family Farms

Hubert Family Farms has been locally operated for more than 100 years. This spring, Seth and Kaylee Hubert opened up their family farm for the community to enjoy a unique "Pick Your Own Tulips" experience. With over 200,000 tulip bulbs planted, the first season was an overwhelming success and a new tradition has been launched.

While this year's tulip season has come to close, keep an eye out for their sunflower field coming this summer. You can visit their website at [www.hubertfamilyfarms.com](http://www.hubertfamilyfarms.com) to stay tuned for more updates.

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BBB Rating: A+



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Alabama Bar Association rules require the following disclaimer: "No representation is made that the quality of legal services to be performed is greater than the quality of legal services performed by other lawyers."

M&B is a full service law firm that has attorneys who specialize in the following areas:

- Serious Personal Injury
- Car, Truck & Motorcycle Accidents
- Wrongful Death
- Breach of Contract & Fraud
- Probate, Estates & Trusts
- Real Estate Transactions
- Business Law
- Criminal Domestic Relations

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and enter your questions.  
You will get confidential answers  
from an attorney  
with no obligation.





# Quick Tips For Road Safety This Summer



**Summer is the time for fun: warm weather, vacation time, and family trips. This year is lining up to be a big year for summer road trips too. After spending much of the last year indoors, we're all antsy to get back out there this summer.**

A summer road trip is one of the easiest ways to escape. With this in mind, there is also an increased risk for car accidents as a greater number of drivers hit the roads. The silver lining is that with a little bit of information and proper planning you can minimize the dangers on the road.

From car maintenance to driving behavior to supplies in your vehicle, we've got you covered with our most important road trip safety tips for summer vacations.

## Car Maintenance and Preparation

Proper maintenance of your vehicle and preparing it for a long trip is key. Before embarking on a road trip or long car ride to your vacation destination, it's critical to make sure that your vehicle is in good shape. Regular maintenance, including oil changes, battery checks, and tire rotations, are important to the overall health of your car.

**Before you go, you should perform the following safety checks as well:**

- **Tires:** Check the air pressure and tread of your tires. This can help you avoid a flat tire or a blowout. The tread of your tire can be measured using the penny test. Place a penny in the tread of your tires with Lincoln's head

facing you and upside-down. If you are able to see the top of his head, you need new tires.

- **Belts and hoses:** Check under the hood to make sure belts and hoses do not have signs of blisters, cracks, or cuts in the rubber. If so, it's time to replace them. Hose connections should also be secure.
- **Wiper blades:** You don't want to be caught in a rainstorm with non-functional wiper blades. If your wiper blades show obvious wear, get new ones.
- **Cooling system:** Make sure your coolant level is adequate to prevent engine overheating.
- **Fluid levels:** Make sure that oil, brake, transmission, power steering, and windshield washer fluids are adequate. If you need to get your oil changed, do so before hitting the road. If there are any leaks, get these repaired.
- **Lights:** Check all of your lights—headlights, brake lights, turn signals, etc.—to make sure that they are working.
- **Air conditioning:** Long trips in the sweltering heat can be miserable, even a health hazard for young children and seniors. Check to make sure that your AC is functioning.
- **Car/booster seats:** Make sure that any children in the vehicle are riding in age-appropriate car or booster seats. Children younger than 13 should always sit in the back seat. Our Passenger Safety page offers car seat recommendations.

It's unlikely that you'll experience a breakdown if your car is already well-maintained, but avoid the stress and potential delay by ensuring your

car is up to shape and prepared for the trip ahead.

## During Your Drive to the Destination

Defensive driving is always the safest way to travel on the roads. No matter how skilled you are at driving, paying attention to how others are behaving will help protect you and your family.

Likewise, share the road at all times. Summer brings more motorcyclists, bicyclists, and pedestrians. Make sure to watch out for these roadway users. Remember that bicycles and motorcycles are lighter and have a much shorter stopping distance: leave more space between them and your vehicle.

When you're on a long drive, distractions can be tempting. Avoid engaging in distracted driving. This includes texting, talking on your cell phone, eating, drinking, and talking with passengers while driving. Remember to stop for breaks! Driver fatigue is another dangerous behavior that can be avoided with rest.

Thorough preparation and diligent driving will make it less likely that you will experience a breakdown, or worse, an accident. At Martinson & Beason, P.C., we wish you a safe and happy summer with your friends and family.

## Wild West Corn

*from Sylvia Tiggs*

### Ingredients:

- 2 (15 ounce) cans whole kernel corn, drained
- 1 (10 ounce) can diced tomatoes and green chilies, drained
- 1 (8 ounce) packaged shredded Monterey Jack cheese
- 1 cup cheese cracker crumbs

### Directions:

1. Preheat oven to 350°.
2. Combine corn, tomatoes and green chilies, and cheese in large bowl and mix well.
3. Pour into sprayed 2½-quart baking dish.
4. Sprinkle cracker crumbs over casserole. Bake 25 minutes. Serves 4-6

# Join Martinson & Beason in Supporting Team Will



As a family firm, Martinson & Beason strongly believes in giving back to the community that has supported us for the last 84 years. In 2013, Morris and Shannon Lilienthal started Team Will in an effort to honor their late son Will and help thousands of other babies and parents. Over the last nine years, they've helped raise more than \$64,000 for the March of Dimes - March for Babies campaign.

The March of Dimes has been leading the fight for the health of all moms and babies. Their mission is to provide every baby with the best possible start. With an 80-year legacy, the organization started as the National Foundation for Infantile Paralysis as part of President Franklin Roosevelt's policy on the Polio disease. Since its founding, the March of Dimes has pioneered the research leading to the polio vaccine and has assisted in various neonatal advancements such as advanced screenings.

Morris and his family feel blessed to help bring attention to the March of Dimes cause. We're honored to help leave a legacy for Will and thank you all for your support. Donations can be made at [www.TeamWill.net](http://www.TeamWill.net).

## Meet the Team

At Martinson & Beason, we have a wonderful family of people who work together to help serve our clients in their time of need. We're proud to show off our team in our new company photos!

