

NEW JERSEY ATTORNEY REVIEW

THE DETAILS THAT PROTECT YOU

A STEP-BY-STEP GUIDE FOR BUYERS

Attorney review is one of the most important — and most misunderstood — phases of buying a home in New Jersey. This guide walks you through every step so you know exactly what to expect, when to act, and how to stay protected, guiding you through every step with clarity and confidence.



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ATTORNEY REVIEW TIMELINE

- Timing depends on how quickly attorneys prepare changes and how promptly parties respond
- May be completed in as little as one business day if no modifications are needed
- Can extend up to approximately fourteen business days for complex negotiations or multiple counteroffers
- On average, most complete within one to three business days
- Your attorney will keep you informed of progress and next steps throughout

CAN EITHER SIDE CANCEL?

- Yes — either the buyer or seller can cancel during attorney review
- No penalties, no forfeiture of deposit, and no legal consequences
- Cancellation must be communicated in writing by your attorney
- Once attorney review ends, the contract becomes fully binding
- After that point, cancellation may result in loss of deposit or legal action

STEP 01

OFFER ACCEPTED & CONTRACT SIGNED

- Buyer and seller agree on price and key terms
- Both parties sign the New Jersey standard contract
- The signed contract is delivered to both attorneys
- *Important: the contract is not final yet*

STEP 02

ATTORNEY REVIEW BEGINS

- Attorneys review the contract for accuracy and protection. Proposed changes may be drafted in a legal addendum (called a rider)
- This step exists to protect you before you are fully committed

STEP 03

MOVING TOWARD CLOSING

- Home inspections are scheduled
- Mortgage process continues
- Title work begins
- Repairs or credits are negotiated if applicable. Closing date is scheduled

STEP 04

CONTRACT APPROVED OR MODIFIED

- **Approved as written:** attorneys approve the contract and it becomes binding
- **Modified and approved:** changes are negotiated and accepted before becoming binding

STEP 05

ATTORNEY REVIEW COMPLETE

- The contract is now official
- Both buyer and seller are legally committed