

# The Sykes Law Office

The Sykes Law Office is a real estate conveyancing and estate planning firm. We have broad experience in residential and commercial land transactions and in all areas of estate planning, including will and trust preparation, and planning. We understand the need for timely and satisfactory performance in all areas of the law, and we offer professional and efficient service from a knowledgeable and courteous staff.



I think our Mission Statement says it best: we regard our work as a service to our clients and expect to be a positive influence in helping our clients to meet their goals. We expect a high level of competence from all those who work here, and feel we have accomplished that objective.

The Sykes Law Office handles real estate matters in the following counties: Barnstable, Bristol, Plymouth, Norfolk and Worcester.

***Along with these counties, our law office is also licensed to close mortgage loans in the state of Rhode Island.***

## Areas of Practice

### Real Estate Law

The Sykes Law Office has been handling residential and commercial real estate matters for over twenty years, representing Sellers, Buyers and their lenders. We understand the need for timely and satisfactory closings and we offer professional and efficient service from a knowledgeable and Courteous staff.

Whether you are buying or selling a home or investment property, it is important for you to have expert help to get you through you through the process of finding a lender, a real estate broker, home inspection companies, pest control professionals, Title V contractors, trash removal and moving & storage personnel. This office excels at making the closing process easy and comfortable for our clients. We handle VA, FHA, MHFA and construction loans, as well as conventional loan closings.

If you are a new buyer, please visit our **Financial Tools** page and see how much house you can afford. Then contact us to see which of our professional services you may need.

### Estate Planning

Taking care of your assets now and creating and preserving wealth for the future should be

one of the paramount concerns for everyone. This firm can help with financial, educational,

and retirement planning, and can offer tools to help preserve and conserve your assets so that they will be available when you need them.

172 William Street, New Bedford, MA 02740  
Tel # 508.979.8070 Fax # 508.979.8060  
web site: [www.sykeslaw.com](http://www.sykeslaw.com)

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## **Wills**

Part of the process of Estate Planning is the creation of your will. Without a will, your assets are distributed according to state laws of intestacy, and your wishes may not be respected. Your directions regarding arrangements, your personal possessions, and your real estate, will be respected if you create your personal will.

## **Trusts**

A Living Trust, a Nominee Trust, or a Real Estate Trust can be used to protect your assets. If you are interested in a vehicle by which your assets can be distributed by a trusted loved one or even an institutional fiduciary, a trust may be ideal for your needs. If you are interested in avoiding probate of your assets, including your real estate, a trust may be the means you are seeking. This office is experienced in most areas of trusting assets, and we work closely with other experts in fields such as accounting and taxation to help preserve and protect your assets. Property such as real estate, stocks, bonds, and money can all be protected with the help of a trust.

## **Power of Attorney**

In the event that you are unable to make financial decisions for yourself, a power of attorney allows you to appoint decision making power to a spouse, relative or friend.

## **Health Care Proxy**

In the event that you are unable to make decisions regarding your health, a health care proxy allows you to appoint a spouse, relative or friend to make those difficult decisions for you and can help clear up any confusion as to your wishes.

## ***Elder Law***

The graying of America's "Baby Boomer" population has brought an increase in the numbers of individuals who need help and guidance in preparing for their retirement years. Often, it is not enough to have saved for retirement. The looming prospect of nursing homes and the realities of Medicare and Medicaid call for individuals to be aware of their rights and remedies. Now is not too late to begin preparing for those eventualities we all must face.

## **Probate**

When a loved one passes away, it is a sad and emotionally draining experience. It is important to have someone available who understands how to guide you through the probate process with a minimum of difficulty and pain.

## **When choosing a law office, please remember...**

- We have been in the field of real estate law for twenty years.
- We understand your need for a timely and satisfactory closing.
- We offer you a professional, efficient and knowledgeable staff.
- We understand your needs and are able to answer your questions and concerns.
- We want to put our expertise to work for you.

# The Sykes Law Office

Located in Downtown New Bedford, Massachusetts

## **Directions to the office**

From Route 24/Route 140

Route 24 South to Route 140 South. Stay on Route 140 until the very end. You will come to a stoplight. Take a left at the light. This is Route 6 East *and* Kempton Street (it will turn into a one way street in the direction that you are travelling). Stay on Kempton Street until you hit the intersection with County Street at a set of lights (there will be a KFC on that corner). Take a right onto County Street. You will come to another light where there will be a McDonald's on your left. Go straight through the light, and William Street will be the next street on the left. Take a left on William Street and go down the hill. We are one block and two buildings on the right on William Street, number 172, a blue building with white trim.

From 195

To Exit 15 Route 18 South. Stay on Route 18 South until the Dartmouth/Fairhaven exit. Bear right toward Dartmouth to the traffic light. Go straight up the hill to the next light and take a left at the light. Go through the next light (*KFC* on the corner) You will come to another light where there will be a McDonald's on your left. Go straight through the light, and William Street will be the next street on the left. Take a left on William Street and go down the hill. We are one block and two buildings on the right on William Street, number 172, a blue building with white trim.

Thank you for considering the Sykes Law Office for your real estate and estate planning needs!

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