

## **New Real Estate Service Company Established in Collegeville, Pennsylvania**

*Home Sale Services specializes in agreements of sale for sellers and buyers.*

Collegeville, PA (PRWEB) January 4, 2006 -- A new real estate service company for home buyers and sellers, Home Sale Services, Inc., has opened its doors in Collegeville, Pennsylvania. The firm is owned by two attorneys, Thomas M. Keenan and Joseph A. Ciccitto, who specialize in real estate law.

Home Sale Services specializes in the preparation of agreements of sale for home buyers and sellers. "More and more people are selling and buying homes without using a realtor," states co-owner Thomas Keenan. "However, the Agreement of Sale is the most complicated and most important document in every real estate transaction. It's very important that it is prepared by a professional. As attorneys who have specialized in real estate law for over 20 years, we have the expertise to cover all possible contingencies and make sure our clients are protected under the agreement."

Home Sale Services charges a flat fee of just \$750 to prepare an Agreement of Sale.

"In today's real estate market, if a seller uses a real estate broker for a house that goes for \$300,000, the seller could pay approximately an \$18,000 fee to the broker," Keenan said. "If he sells it himself and uses our services for an agreement of sale, he pays just the \$750."

The Home Sale Services Agreement of Sale covers all aspects of the sale, including such items as mandatory inspection contingencies, risk of loss, default provisions, settlement cost responsibilities and credits, and items excluded from the sale, just to name a few.

Keenan points out that the Agreement of Sale protects your interests, whether you are the buyer or the seller of real estate. "If you are the seller," Keenan said, "it means that the buyer must fulfill his obligations and follow through with the obligations and terms of the agreement."

Keenan adds, "If you are the buyer, it ensures you will get what you bargained for - that the house is structurally sound, that you'll get your deposit back if you can't get a mortgage, that you'll be able to sell your house before buying the new one, and so forth."

The firm's website is <http://www.homesaleserviceinc.com>. The website gives full details about the items covered in the Agreement of Sale document. It also provides helpful information about how to sell or buy a home without the assistance of a real estate broker.

Some of the helpful tips included in the website are:

- \* information needed to complete an entire real estate transaction
- \* how taxes are collected and distributed
- \* what Title Insurance consists of
- \* who conducts the settlement
- \* disclosure statements
- \* answers to other frequently asked questions

About Thomas M. Keenan:

Thomas Keenan's educational background includes a J.D. from Temple University School of Law in 1975 and



a B.A. from Dickinson College in 1964 and graduate work in English Literature at Villanova University from 1965 to 1966. Mr. Keenan was the Director of the Montgomery Bar Association, term of office 1996-1999 and was an elected member of the Judiciary Committee. He is a member of the Pennsylvania and American Bar Associations and the Municipal Law Section of the Pennsylvania Bar Association. His areas of expertise include corporate, banking, real estate and municipal law.

About Joseph A. Ciccitto:

Mr. Ciccitto was admitted to the Pennsylvania and Montgomery County Bars in 1978, the U.S. District Court of the Eastern District of Pennsylvania in 1981 and the U.S. Court of Appeals, Third Circuit, in 1988. His educational background includes a J.D. degree from the University of Pittsburgh School of Law in 1978 and a B.A. in Psychology from LaSalle University. He is a member of the Montgomery County and the Pennsylvania Bar Associations. As former assistant public defender for Montgomery County, he handled major office litigation. He has also been counsel for clients before the U.S. District Court, the Eastern District of the Pennsylvania Supreme Court, Pennsylvania Superior Court and Pennsylvania Commonwealth Court.

Contact:

Thomas Keenan  
Home Sale Services, Inc.  
376 East Main Street  
Collegeville, Pennsylvania  
610-489-6983  
[www.homesaleserviceinc.com](http://www.homesaleserviceinc.com)

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#### **Contact Information**

**Thomas Keenan**  
Home Sales Services, Inc.  
<http://www.homesaleserviceinc.com>  
610-489-6983