

# Real Estate Purchase & Sale

## Attorneys

Renee A. Dangoia  
Samantha Andler Feldman  
Alexander L. Friedman  
Erynn A. Hamel  
Esteban Rojas  
Neil B. Smola  
Bryan J. Texiera  
Tyler K. Tyack

## Related Services

Real Estate Law  
Condominium Law  
Landlord/Tenant Law  
Management/Protection  
of Real Estate  
Real Estate Disputes and  
Litigation  
Real Estate Purchase &  
Sale

## Overview

A real estate transaction is one of the largest financial commitments most people will make, and in Massachusetts, the legal framework governing these transactions is more involved than many buyers and sellers realize. The purchase and sale agreement is a binding contract with enforceable deadlines, contingencies, and obligations that begin running the moment both parties sign. Missing a financing deadline, failing to identify a title defect, or waiving an inspection contingency without understanding the consequences can cost thousands of dollars or collapse a deal entirely. Cohen Cleary represents buyers and sellers in residential and commercial real estate transactions across Massachusetts and Rhode Island, providing experienced home purchase lawyer services from initial contract review through closing.

## Purchase and Sale Review, Title Examination, and Closing Representation

We tell our clients that the purchase and sale agreement is where most transactions are won or lost. By the time you reach the closing table, the substantive legal protections, or the gaps in those protections, have already been locked in. Our attorneys handle every phase of the process: purchase and sale review and negotiation, title examination, lender coordination, and closing preparation. We identify encumbrances, liens, easements, or defects that could affect ownership and work to resolve those issues before they become obstacles.

For buyers, we coordinate with lenders, title insurance companies, and opposing counsel to ensure a smooth path to closing. Our team serves as the first-time buyer lawyer who explains each step of an unfamiliar process and as the seasoned closing counsel that investors and commercial buyers need for complex acquisitions. For sellers, we prepare deed transfers, resolve outstanding title matters, and negotiate terms that protect the seller's interests through the transaction's completion.

Our representation extends to commercial transactions and investment properties, including 1031 exchange coordination for clients seeking to defer capital gains through like-kind exchanges. We also advise on closing costs so clients understand every line item before they sign.

## Why Choose Cohen Cleary

At Cohen Cleary, our practice teams combine deep subject-matter experience with disciplined execution and responsive client service. We do not take a one-size-fits-all approach. Every matter is handled with careful preparation, clear communication, and a strategy tailored to the client's goals and the realities of the forum.

Clients choose Cohen Cleary because we deliver:

### Practice-Focused Legal Experience

Our attorneys work in defined practice areas, allowing us to develop practical insight into the legal, procedural, and regulatory nuances that matter most in each case. This focus allows us to anticipate issues, avoid unnecessary delays, and position matters for efficient resolution.

### Clear Guidance and Proactive Communication

We prioritize clarity at every stage. Clients receive straightforward explanations of their options, timely updates on developments, and practical advice grounded in real-world outcomes.

### Strategic Advocacy with Trial Readiness

Whether a matter calls for negotiation, mediation, or litigation, our attorneys prepare every case with discipline and foresight. We pursue efficient resolution when possible and are fully prepared to advocate aggressively when necessary to protect our clients' interests.

### Regional Knowledge and Local Presence

With offices throughout Massachusetts and experience across New England courts and agencies, we bring local insight and regional reach to every matter.

### Client-Centered Service

We treat every matter with urgency and respect. Our clients rely on us for responsive service, sound judgment, and steady counsel through complex legal challenges.

In our real estate practice, this approach helps clients navigate transactions with clarity, efficiency, and confidence.

## Our Approach to Real Estate Transactions

The purchase and sale agreement is frequently signed before buyers fully understand what they are agreeing to. Inspection contingencies, financing conditions, and title requirements all carry deadlines that can cost you the deal or lock you into a bad one. We review every P&S agreement before our clients sign, not after. Title searches are completed early enough to identify and resolve defects before they threaten the closing timeline. We coordinate directly with lenders and opposing counsel to keep transactions on schedule and to address issues before they escalate into disputes.

## Closing Lawyer Services Across Massachusetts and Rhode Island

Cohen Cleary serves as the real estate closing attorney that Massachusetts buyers and sellers rely on for transactions throughout the state and Rhode Island. Our offices in [Taunton](#) and [Plymouth](#) position us as a trusted closing lawyer for clients across southeastern Massachusetts, including Bristol County, Plymouth County, and Norfolk County. As a Taunton closing attorney and Plymouth real estate lawyer practice, our team is familiar with the filing requirements and recording practices at local registries of deeds. We also handle closings across the broader New England region when needed.

## Consult With a Massachusetts Real Estate Closing Attorney

If you are buying or selling property in Massachusetts or Rhode Island, contact Cohen Cleary to schedule a consultation. Our real estate attorneys are available to review your purchase and sale agreement, conduct a title search, and guide your transaction through a successful closing.

## Frequently Asked Questions About Real Estate Transactions

### Do I need a real estate transaction attorney for a home purchase in Massachusetts?

Massachusetts does not legally require buyers to retain an attorney, but it is standard practice and strongly advisable. A Massachusetts home purchase attorney reviews the purchase and sale agreement, conducts the title examination, and represents your interests at closing. Title insurance does not replace attorney review. It covers certain risks after closing but does not protect you from unfavorable contract terms you have already agreed to.

### What does a title examination involve?

A title examination reviews the recorded history of the property at the registry of deeds to confirm a clear, marketable title. This includes identifying outstanding mortgages, liens, easements, encumbrances, or other defects that could affect ownership. Title issues discovered before closing can often be resolved. Issues discovered afterward become significantly more expensive and complicated to address.

### Can I negotiate the terms of a standard purchase and sale agreement?

Yes. Despite the common misconception that standard form contracts are take-it-or-leave-it documents, nearly every provision in a P&S agreement is negotiable. Contingency deadlines, inspection terms, deposit amounts, closing dates, and seller obligations can all be modified. Having a Bristol County closing lawyer or any experienced real estate attorney involved before you sign ensures these terms reflect your interests rather than default language favoring the other party.

### What is the difference between a buyer's attorney and a seller's attorney representation?

A buyer's attorney focuses on contract review, title examination, mortgage coordination, and ensuring the buyer receives a clear title at closing. A seller's attorney prepares the deed, resolves outstanding title issues, negotiates terms favorable to the seller, and ensures proper disbursement of proceeds. Each party's interests are distinct, and each benefits from independent legal counsel throughout the transaction.