

Revocable Living Trust Package

Following is a list of all the documents that are included in the **Revocable Living Trust Package** (please find a simple explanation of each document below) **\$795 + \$15 shipping and handling:**

- Revocable Living Trust
- Declaration of Trust
- Certification of Trust
- Assignment of Personal Property
- Assignment of Business Interests
- Funding Documents
- Deed to Transfer Real Property (**\$200 for each deed**)
- Pour-Over Wills
- Health Care Powers of Attorney
- Living Wills
- Durable Powers of Attorney
- Burial and Final Instructions

Revocable Living Trust:

The Trust is fully revocable or changeable during your lifetime. A principal purpose of the Trust is to avoid probate of the assets of your Trust and the time and expense which is involved in a probate proceeding. The Trust essentially acts in place of a will to make sure that your property passes to your beneficiaries with a minimum of hassle and expense. It is extremely important that all assets which are to be included in your Trust (i.e., real property, savings accounts, stocks and bonds, etc.) are actually titled in the name of the *Trust*. Another important advantage to your Trust is that it allows your designated successor Trustee to promptly take over the management of your affairs if you should become unable to manage your affairs due to illness, accident, Alzheimer's, etc. This avoids the potentially embarrassing, expensive and lengthy court process of a conservatorship.

Declaration of Trust:

Under certain very limited circumstances, this Declaration could possibly be helpful after your death if you neglected to transfer a valuable asset to your Trust; it merely confirms that you intended to include all of your assets within your Trust. This Declaration is not a substitute for the requirement that you must transfer ("title") your assets into the name of your Trust in order to avoid a potential probate of those non-Trust assets.

Certification of Trust:

The Certificate sets forth the existence of your Trust and your unlimited right as Trustees to deal with any account or asset held in the Trust. The Certificate acts as a short version of the Trust Agreement and gives any third party all the information required from the Trust without getting into the dispositive provisions, which are (and should remain) confidential.

Assignment of Personal Property and Business Interests:

This Assignment acts as the method of transferring all of your personal property assets (generally they do not have a title or an ownership document) and Business Interests to your Trust (thereby

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avoiding the necessity or possibility of having to probate such assets). The form you can use to designate the distribution of specific items of personal property is also included.

Funding Documents (Schedule "A"):

Schedule "A" is an inventory of assets and set of instruction letters that indicate how to transfer property and assets to the trust. Once the property and assets have been properly transferred to the trust, verification and confirmation of the transfers should be kept in Schedule A. When both of the trustors have passed away, the successor trustees will use Schedule A to quickly locate assets and property. It is very important to keep Schedule A current and up to date. THIS IS THE MOST IMPORTANT PART OF A LIVING TRUST. A TRUST MUST BE FUNDED WITH ASSETS IN ORDER TO OPERATE PROPERLY. IF THESE ITEMS ARE NOT PROPERLY TRANSFERRED INTO THE TRUST, THEY MAY STILL BE SUBJECT TO PROBATE.

Deed to Transfer Real Property:

The deed (typically a QuitClaim Deed) is used to transfer the title (Ownership) of your real property to the trust. This is done by recording the deed at the county recorder's office where the property is located. This must be done properly in order to avoid probate.

Last Will and Testament "Pour-Over Will":

Your Will is commonly referred to as a "pour-over" will. Under the terms of the Will, any assets held by you which have not previously been transferred into your Trust will be added to the Trust at the time of your death (but may have to be subject to a probate administration in order to do so). The purpose of this is to make sure all of your assets (whether in the Trust or not) are distributed according to the dispositive plan set forth in the Trust.

Health Care Power of Attorney and Living Will:

The Health Care Power gives your named Agent the power to make medical decisions, sign consents and/or releases with hospitals and/or doctors. It also includes your "living will" for end-of-life decisions.

The Durable Power of Attorney for Management of Property and Personal Affairs:

The Durable Power of Attorney is a "general power of attorney". This document is primarily intended to give your named agent the power to deal with any trust or non-trust assets in the event of your incapacity. This document gives your agent broad powers to dispose of, sell, convey and encumber your real and personal property.

Burial and Final Instructions:

The last instructions give you the ability to specify how you wish your remains to be dealt with (i.e., cremation or burial); to provide information of any prior arrangements and to designate the persons to carry-out your wishes.