

**FRIEDMAN
RANZENHOFER**
ATTORNEYS AT LAW

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NewYorkDUI.com • buffalo-injury-answers.com



National Senior Health & Fitness Day® Fair

Wednesday, May 28, 2014

11:00 A.M. - 2:00 P.M.

Akron-Newstead Senior Center

5691 Cummings Road

- FREE** health screenings, including blood pressure, bone density, body mass index and cholesterol by Catholic Health Systems.
- FREE** seminars, including "14 Ways To Preserve Your Assets with the Medicaid Laws" (see page 2).
- FREE** prize giveaways, lunch and exhibits.
- FREE** review of your will, power of attorney and health care proxy (see page 4).

Sponsored by:



For further information:

(716) 542-6645

DSabbatis@townofnewstead.com

WNY-Lawyers.com

WHAT OUR CLIENTS ARE SAYING ABOUT US

• A guardianship client testimonial:

"Thank You Robert Friedman so very much for your professionalism and compassion regarding the proper placement and best care for my mother throughout the whole proceeding."

• A criminal case client testimonial:

"We wanted to say thank you Mr. Ranzenhofer from the bottom of our hearts for the faith you showed us in representing our son in his court case. Everything is as well as could be expected and most importantly, he is home where we need him."

• An estate client testimonial:

"Thank you Mr. Friedman for taking care of my father's estate and for being so patient with me and my family. I appreciate everything you and your staff have done. May God bless you and your staff!"

• A personal injury client testimonial:

"I was both pleased and very appreciative of the excellent job done for me in representing and reaching a settlement in my case. Mr. Ranzenhofer was extremely thorough and his knowledge of the law as well as his skills made for a very good outcome on my behalf." ■



Michael Ranzenhofer

HAVE YOU BEEN INJURED?

Consult anytime with a local, compassionate and experienced personal injury attorney that you know and trust: Mike Ranzenhofer.

Experience: Mike has 33 years trial experience representing the victims of automobile accidents, dog bites, slip and fall accidents and defective products.

Availability: Mike is available seven days a week by telephone at 716.542.5444 or 585.343.0746; text at 716.983.6370 or by email: mranz@legalsurvival.com. He will meet personally with you at your

home, the hospital or at one of his seven local offices.

Free Consultation: Mike will advise you of your rights at a free consultation.

No Fee Guarantee: You pay no fee unless you win your case.

Mike Ranzenhofer promises to:

1. Communicate with you in plain language that is easy to understand.
2. Promptly return your telephone calls.
3. Quickly and thoroughly investigate and analyze your case.
4. Personally handle your case.
5. Keep you informed of the progress of your case at all times.
6. Show you the personal care, concern and attention which have been the hallmark of our law firm since 1955.
7. Not handle your case in an "assembly line" fashion.
8. Accommodate the needs of you and your family during the handling of your case.
9. Vigorously protect your legal rights. ■



Robert Friedman

FREE MEDICAID/ELDER LAW SEMINAR

"FOURTEEN WAYS TO PRESERVE YOUR ASSETS WITH THE MEDICAID LAWS"

will be presented at the Noco Pavilion, 450 Ensminger Road, Tonawanda on Wednesday, April 30, 2014 at 5:30 pm and the Akron-Newstead Senior Center, 5691 Cummings Road,

Akron on Wednesday, May 28, 2014 at 11:00 am. Speakers are Robert Friedman, Attorney; Bob Wilson of M&T Reverse Mortgages (4/30/14) and Jeff Vastola, CLU of M&T Securities (5/28/14). Learn how to preserve your assets and plan for incapacity with powers of attorney, health care proxies, living wills, Wills, Trusts, reverse mortgages, transferring your home to family members, Long Term Care Insurance, Prepaid Funeral Accounts, IRAs, Pensions, properly documented gifts, spousal allowances and transfers, Caregiver Agreements, annuities and promissory notes. To register for the free seminars, call 716.542.5444. To obtain a free copy of the "2014 NY Medicaid Guide", send a stamped (.86), 4"x 9 1/2" self-addressed envelope to PO Box 31-M, Akron, NY 14001-0031 or visit "Free Legal Resources" at WNY-Lawyers.com. ■

Our Practice Areas:

- | | | | |
|------------------------------|---------------------------|-------------------------------|-------------------|
| ■ Accidents/Personal Injury | ■ Corporate/Business/LLC | ■ Landlord/Tenant | ■ Probate/Estates |
| ■ Administrative Proceedings | ■ Criminal/Traffic/DWI | ■ Matrimonial/Family Law | ■ Real Estate |
| ■ Animal Law | ■ Divorce/Custody/Support | ■ Municipal Law | ■ Trials/Appeals |
| ■ Commercial Litigation | ■ Elder Law/Guardianships | ■ Not-for-Profit Corporations | ■ Wills/Trusts |

MULTIFAMILY INVESTMENT PROPERTY BOOT CAMP

The Buffalo Investors & Exchangors Group is offering a free Multifamily Investment Property Boot Camp on Saturday, June 14, 2014 from 8:30 am to 4:30 pm at the Millennium Hotel, located at 2040 Walden Avenue, Cheektowaga, NY (next to the Walden Galleria Mall). Robert Friedman, Attorney will present: (1.) Drafting "Fool Proof" Leases; (2.) Buyer Beware; (3.) Screening Tenants / Avoiding Discrimination; and (4.) How to Quickly Evict Bad Tenants & Collect Judgments. Russell J Gullo, CCIM, CMIA, CEA will present : (1.) How to Determine the Value Of A Multifamily Investment Property; (2.) How to PAY NO TAX When Disposing Of Investment Property; (3.) How to Double Or Triple Your Real Estate Portfolio With Your Current Equity; and (4.) Real Estate Investments For The 21st Century Investor.

For over thirty-five years, Robert Friedman has represented real estate investors and lectured frequently on landlord/tenant law. He is the author of *How to Survive Legally as a Landlord*, *The Upstart Small Business Legal Guide*, *Personal Injury Litigation Guide* and *How to Form Your Own "S" Corporation and Avoid Double Taxation* and real estate law columnist for the *Buffalo News*. Seating is limited and advance registration is required. To register, call 716.675.1500. ■

IS IT HOUSING DISCRIMINATION TO LIMIT TENANTS TO TWO PER BEDROOM?

Landlords can only restrict two tenants per bedroom in some situations. In a recent case, a husband and wife filed a complaint with HUD that the management company refused to renew their lease after concluding that the family of five was too large for the 1,464 square foot, two-bedroom apartment that they had occupied for nearly a decade. The company maintained an unwritten policy restricting occupancy to two persons per bedroom regardless of size. The family was forced to vacate their apartment under threat of eviction and had to move to another apartment that was farther away from their work and community, and which required their children to switch schools. The Fair Housing Act makes it unlawful to refuse to rent or to impose different rental terms on the basis of race, color, national origin, religion, sex, disability or familial status, including actions that unreasonably limit rental occupancy. HUD guidance states that although an occupancy policy of two persons per bedroom is generally reasonable under the Act, such a policy might in some circumstances unfairly exclude families with children and violate the Act. In examining whether such policies violate the law, HUD will consider factors such as: the size of the bedrooms and of the overall unit; the age of the children; the unit configuration; other physical limitations of the housing; state and local law; and other relevant factors. While HUD maintains that two persons per bedroom is often a reasonable standard, landlords must always consider the size of the rooms and overall apartment when setting occupancy standards. Under the terms of the settlement agreement, the company will pay \$15,000 to the family; \$3,500 to all other families affected by the company's occupancy policy; revise its occupancy policy, send notice of the new policy to all current residents, and include Equal Housing Opportunity language and logos in all advertising and promotional materials. ■

WIN A PORSCHE

Robert Friedman, Past President of the Clarence Rotary Club and legal counsel for its foundation, has been named chairman of the 4th Annual Clarence Rotary Porsche Raffle. The grand prize is the choice of 2015 Porsche Boxster or Cayenne or \$40,000 cash. Ten \$500 cash prizes will also be awarded. Only 3600 tickets are being sold. The proceeds of the raffle will be used to fulfill the foundation's mission of benefiting healthcare, youth activities, scholarships and community projects. The drawing will be held at the Clarence Chamber Taste of Clarence & Cruise Night on August 4, 2014 at 8 PM. Tickets are available at Mr. Friedman's Akron office; online at ClarenceRotaryRaffle.com or by calling 716. 631.9999. ■



YOU DIED...
Where is your will?

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YOUR BASIC WILL PREPARED
Only **\$45**
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Elder Law • Accident & Injury • Divorce

FREE WILL, POA & PROXY REVIEW

Has it been a long time since you last completed or updated your will, trust, living will, power of attorney (POA) or health care proxy? Would you like to get a FREE review of your documents? There is absolutely no cost for this service and you have no obligation to hire us to make any changes or updates. Friedman & Ranzenhofer, PC is providing this service on May 28, 2014 from 11 AM to 2PM at the Akron-Newstead Senior Center for the first twenty (20) people who register. Call 716.542.5444 before May 21, 2014 to be scheduled for this free review. When you call for an appointment, you will be sent a Will Information Questionnaire. It is important to complete the questionnaire and to bring it with you to your appointment. This will help the lawyers to make sure that your documents are coordinated with your assets and that you have the right type of documents. ■



ATTORNEY ADVERTISING- The LegalSurvival.com Newsletter is published as a public service by Friedman & Ranzenhofer, P.C., Attorneys, with offices in Akron, Buffalo, Batavia, Rochester, West Seneca, Niagara Falls and Williamsville/Clarence, New York. The firm, founded in 1955, practices estate planning, real estate, personal injury, probate, criminal, traffic, marital, family, business, municipal, corporate, debt collection, landlord/tenant and elder law. Your comments and questions are always welcome. For further information or to obtain permission to reprint the contents of this newsletter, call Robert Friedman at (716) 631-9999, visit the Legal Survival web site at www.legalsurvival.com or e-mail to rfriedman@legalsurvival.com.

While a great deal of care has been taken to provide accurate and current information, the ideas, suggestions, general principles and conclusions presented in this newsletter are subject to local, state and federal laws and regulations, court cases and any revisions of same. The reader is thus urged to consult legal counsel regarding any points of law – this newsletter should not be used as a substitute for competent legal advice.

The purpose of this newsletter is to give the reader a general understanding of the law – not to provide specific advice. Every effort has been made to achieve accuracy. The law constantly changes and is subject to differing interpretations. Always consult with your attorney and act only on his or her advice. Friedman & Ranzenhofer, P.C. shall not be responsible for any damages resulting from any inaccuracy or omission. This newsletter is designed to provide accurate and authoritative information in regard to the subject matter covered. If legal advice or other expert assistance is required, the services of a competent professional person should be sought. Certain portions of this newsletter may be applicable only to New York State law. Prior results do not guarantee a similar outcome.

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OUR NEW OFFICE LOCATIONS

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8207 Main Street ■ Suite 13 ■ Williamsville, NY 14221

NIAGARA FALLS OFFICE
345 Buffalo Avenue ■ Niagara Falls, NY 14303

WEST SENECA OFFICE
3686 Seneca Street ■ West Seneca, NY 14224

DO YOU PREFER TO BE CONTACTED BY EMAIL?

Do you prefer to save a tree and receive communications from us (invoices, scheduling appointments, correspondence, newsletters, etc.) by email? If so, please contact april@legalsurvival.com

BACK ISSUES/ FREE SUBSCRIPTION

Have you missed the past eighteen (18) years of the *LegalSurvival.com* newsletter? If so, all back issues are available at LegalSurvival.com. If you are not on our mailing list, call (716) 542-5444 for a free subscription.