I don’t have ten attorneys and paralegals to amortize the cost of implementing a document assembly program in our firm. Is there a way to use this technology in my practice?

Document Assembly Programs are very productive, but their cost to implement places them beyond the reach of small law firms after you add the cost of hour after hour of attorney, paralegal and consultants time converting your documents.

Can the promised ROI ever be realized?

It can be, if you choose DL Document Assembly Libraries.

- No conversion time - load the disk, click the library title and start your clients document.
- Answer the questions (multiple choice, yes/no and fill-in-the-blanks) and the logic in the library creates the document. Or print out the questionnaire for your client interview and let your staff complete the document.
- DL exclusive: For critical questions, the libraries contain useful up-to-date tax and practice tips.
- First drafts are created in as little as ten minutes and you use the word processing with which you are familiar (including any version of Microsoft Word or Corel WordPerfect) to review, edit and print documents.
- The quality of the documents composed by DL will impress you. DL has been used by attorneys since 1983, and the programs have been updated regularly and reflect the input of the thousands of attorneys who use it, including every branch of the US military.
- At least 19 DL Libraries for each state (except Louisiana), 23 Libraries in New York.
- Each DL Library comes with a 30-day money-back guaranty. In minutes you will see that this productive and successful document assembly software works for you.

Used in millions of transactions!
Developed and refined with the input of thousands of attorneys who have used the DL Libraries for over 30 years. You are investing in a product proven in the real world.

Faster, easier and less expensive than creating your own document assembly applications with a document assembly engine. With a DL Library, load the disk and produce your first document in minutes. No staff time and no attorney time required to program the application.

At $450, a DL Library pays for itself in the first use.
19 state specific libraries for all states except Louisiana, 3 additional libraries for NY only.

The Wills Library
Prepares simple and complex wills. Select from and customize various types of marital, credit shelter and other testamentary trusts, reflecting the phasing out of the estate tax. Or choose less common provisions such as the granting or exercise of powers of appointment; purchase of annuities; charitable trusts; supplemental needs trusts; and pour-overs to inter vivos trusts. Unlimited options for devising the residuary estate. Alternate and successor beneficiaries. Cat. No. 4930

The DL Wills Library allows you to deliver a first draft of a
• Will
• Power of attorney
• Asset summary
• Execution check list
• Health care proxy/power/appointment of agent
• Family tree affidavit
• Community property agreement
• Waivers of rights of election
all within 30 minutes, customized for your state.

Just load the disk and produce your first document in minutes. No staff time, no attorney time required to program the application.

The Inter Vivos Trusts Library
Prepares revocable and irrevocable “living trusts” for individuals or couples, including life insurance, QTIP, power of appointment, QDOT, GRAT, QPRT, A-B, A-B-C, grantor retained annuity trusts, qualified personal residence trusts, section 2503 (c) trusts for minors, credit shelters, marital deduction trusts, charitable trusts, supplemental needs trusts, sprinkling and others. Estate planning trusts may include provisions for the phasing out of the estate tax. Other options address rights to invade principal, powers of appointment, disclaimers, pensions, and qualified plans, sub-S trusts, oil and mineral rights, cash bequests, removal of trustees, virtual representation and various instruments transferring property to the trustees. Cat. No. 4931

The Separation Agreements Library
Prepares separation agreements, property settlement agreements and stipulations of settlement of divorce actions. Select from numerous provisions for maintenance, support, custody, visitation, division of real and personal property, payment of debts, filing of joint tax returns, medical expenses, insurance, testamentary dispositions, pension plans, counsel fees and other issues. Ancillary documents include memoranda of agreement, deeds and financial statements. Cat. No. 4933

The Corporate Kits/Minutes Library
Prepares the organizational minutes and by-laws of closely held corporations. Elect Subchapter S treatment, medical reimbursement plans, qualification in other jurisdictions, etc. Prepares draft minutes for annual or special meetings of the directors or shareholders. Each state program also prepares documents for Delaware corporations. Cat. No. 4949

The Limited Liability Companies Library
Prepares Articles of Organization and Operating Agreements for limited liability companies. Includes family LLC’s. Select provisions for appointment of managers; transferability of interests; rights of first refusal; buyouts on death, disability, retirement or termination of employment; admission of new members; deferred capital contributions and security therefore; loans from members; covenants not to compete; acquisition and operation of realty, reporting requirements; arbitration; and other subjects. Cat. No. 4951
The Employment Agreements Library
Prepares employment agreements. Select various provisions dealing with the term of employment, compensation and fringe benefits, duties of the employee, health and safety, rights on termination, etc. Cat. No. 4929

The Divorce Library
Now available for not just NY, but also FL, GA, IL, KS, MN, NJ, PA, TX and WA. Prepare papers for uncontested and contested divorces. Select provisions for custody, visitation, maintenance, child support, division of property, title and possession of the marital residence, rights to pension plans, medical and dental expenses, life or health insurance, lump sum payments, counsel fees and other relief. Cat. No. 4932

The Condo Sales Library
Prepare contracts and contract riders for sales of condominiums. You can provide for financing contingencies; escrows for down payments; lead paint, termite, radon, asbestos or engineer’s inspections; representations regarding plumbing, electrical systems, water damage and mold and other physical conditions; time of the essence; retention of possession after closing; etc. The contracts and riders provide traditional protections for sellers regarding permissible exceptions, objections to title, inability to convey, indemnification from claims of brokers, etc. Also prepares brokerage agreements, purchase money notes and mortgages (or deeds of trust, etc.), warranty or quitclaim condo deeds, affidavits re title, non-foreign status certificates, assignments and assumptions of leases, and other closing documents. Closing statements summarize the transactions, adjustments and documents involved. Cat. No. 4935

The Commercial Real Estate Contracts Library
Prepare seller’s and purchaser’s contracts of sale and riders for use when selling or buying office buildings, apartment houses, shopping centers, industrial sites and other commercial real estate. Price structures include cash, taking subject to existing mortgages, purchase money mortgages (first, subordinate or wrap-around), and letters of credit. Fee and/or leasehold interests may be sold. Sale/leasebacks and tax free exchanges may be provided. Also prepares brokerage agreements, purchase money notes and mortgages (or deeds of trust, etc.), warranty or quitclaim condo deeds, affidavits re title, non-foreign status certificates, assignments and assumptions of leases, and other closing documents. Closing statements summarize the transactions, adjustments and documents involved. Cat. No. 4937

The Store Lease Riders Library
Prepare riders to store leases. Select provisions for percentage rent based on gross or net receipts; rent escalations based on real estate taxes, operating expenses, energy costs, the CPI or other criteria; changes in rent on specific dates; alterations and preparatory work by the landlord or tenant; HVAC services and charges; electrical charges or electricity on a rent inclusion basis; basement storage; restrictions on signs and noise; glass repair; maintenance of insurance; indemnification from brokerage claims; assignment and subletting; compliance with any superior lease; options to extend the term or lease additional space; etc. Cat. No. 4939

The Net Leases Library
Prepares long term “net” leases of entire office buildings, shopping centers, apartment houses, and other commercial or mixed use real estate. Select provisions for rent escalations; percentage rent escrows; insurance; options to extend the lease term or to purchase the premises; leasehold mortgages and protections of institutional lenders; compliance with any superior lease; alterations; demolition and construction of new improvements; indemnification from brokerage claims; assignment and subletting; etc. Cat. No. 4940

The Business Sales Library
Prepare agreements for the sale of the assets or the corporate stock (or LLC membership interests) of small businesses. Select provisions for the property and interests to be included or excluded; adjustments based on inventory, receipts, etc.; financing contingencies; payment or assumption of existing debt; escrows for down payments or for payment of taxes and debts; leasebacks of premises; lessor’s consents; bulk transfer compliance or waiver; transitional operations; employment and union agreements; covenants not to compete; guaranties; trial periods; procurement of licenses; representations and warranties; and other subjects. You also can prepare brokerage agreements, bills of sale, notes, security agreements, stock pledge agreements, guaranties, etc. Cat. No. 4947

The Shareholders Agreements Library
Prepare cross purchase and stock redemption agreements with provisions for the sale of the assets or the corporate stock (or LLC membership interests) of small businesses. Select provisions for the property and interests to be included or excluded; adjustments based on inventory, receipts, etc.; financing contingencies; payment or assumption of existing debt; escrows for down payments or for payment of taxes and debts; leasebacks of premises; lessor’s consents; bulk transfer compliance or waiver; transitional operations; employment and union agreements; covenants not to compete; guaranties; trial periods; procurement of licenses; representations and warranties; and other subjects. You also can prepare brokerage agreements, bills of sale, notes, security agreements, stock pledge agreements, guaranties, etc. Cat. No. 4947

The Condo Sales Library
Prepare contracts and contract riders for sales of condominiums. You can provide for financing contingencies; escrows for down payments; lead paint, termite, radon, asbestos or engineer’s inspections; representations regarding plumbing, electrical systems, water damage and mold and other physical conditions; time of the essence; retention of possession after closing; etc. The contracts and riders provide traditional protections for sellers regarding permissible exceptions, objections to title, inability to convey, indemnification from claims of brokers, etc. Also prepares brokerage agreements, purchase money notes and mortgages (or deeds of trust, etc.), warranty or quitclaim condo deeds, affidavits re title, non-foreign status certificates, assignments and assumptions of leases, and other closing documents. Closing statements summarize the transactions, adjustments and documents involved. Cat. No. 4935

The Employment Agreements Library
Prepares employment agreements. Select various provisions dealing with the term of employment, compensation and fringe benefits, duties of the employee, health and safety, rights on termination, etc. Cat. No. 4929

The Divorce Library
Now available for not just NY, but also FL, GA, IL, KS, MN, NJ, PA, TX and WA. Prepare papers for uncontested and contested divorces. Select provisions for custody, visitation, maintenance, child support, division of property, title and possession of the marital residence, rights to pension plans, medical and dental expenses, life or health insurance, lump sum payments, counsel fees and other relief. Cat. No. 4932

The Condo Sales Library
Prepare contracts and contract riders for sales of condominiums. You can provide for financing contingencies; escrows for down payments; lead paint, termite, radon, asbestos or engineer’s inspections; representations regarding plumbing, electrical systems, water damage and mold and other physical conditions; time of the essence; retention of possession after closing; etc. The contracts and riders provide traditional protections for sellers regarding permissible exceptions, objections to title, inability to convey, indemnification from claims of brokers, etc. Also prepares brokerage agreements, purchase money notes and mortgages (or deeds of trust, etc.), warranty or quitclaim condo deeds, affidavits re title, non-foreign status certificates, assignments and assumptions of leases, and other closing documents. Closing statements summarize the transactions, adjustments and documents involved. Cat. No. 4935

The Commercial Real Estate Contracts Library
Prepare seller’s and purchaser’s contracts of sale and riders for use when selling or buying office buildings, apartment houses, shopping centers, industrial sites and other commercial real estate. Price structures include cash, taking subject to existing mortgages, purchase money mortgages (first, subordinate or wrap-around), and letters of credit. Fee and/or leasehold interests may be sold. Sale/leasebacks and tax free exchanges may be provided. Also prepares brokerage agreements, purchase money notes and mortgages (or deeds of trust, etc.), deeds, bills of sale, assignments and assumptions of leases and service contracts, etc. Cat. No. 4937

The Store Lease Riders Library
Prepare riders to store leases. Select provisions for percentage rent based on gross or net receipts; rent escalations based on real estate taxes, operating expenses, energy costs, the CPI or other criteria; changes in rent on specific dates; alterations and preparatory work by the landlord or tenant; HVAC services and charges; electrical charges or electricity on a rent inclusion basis; basement storage; restrictions on signs and noise; glass repair; maintenance of insurance; indemnification from brokerage claims; assignment and subletting; compliance with any superior lease; options to extend the term or lease additional space; etc. Cat. No. 4939

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The Shareholders Agreements Library
Prepare cross purchase and stock redemption agreements with provisions governing rights of first refusal; transfers to family members and trusts; buyouts on death, disability, retirement or termination of employment; valuation of shares; deferred payment terms; life and disability insurance; elections of officers and directors; restrictions on corporate actions; covenants not to compete; arbitration; etc. The program for each state will let you prepare documents for Delaware corporations as well. Cat. No. 4948

The Prenuptial Agreements Library
Prepare agreements setting forth the rights and expectations of the parties during the marriage, in the event of a divorce or upon the death of a party. Select with flexibility provisions regarding rights to the marital residence and other realty; definitions of separate and marital property; rights to salaries, pensions, gifts and inheritance; tax returns and elections; the funding of a checking account for household and living expenses; the funding of a savings account for one party; the adoption of children and their upbringing; treatment of children from prior marriages; custody and support of children in the event of a divorce; division of joint or marital property; lump sum or periodic payments in the events of a divorce or death of a party; waivers of rights of election, alimony and maintenance; agreements regarding testamentary dispositions; maintenance of life insurance; financial statements and disclosure of assets; attorney’s fees; etc. Cat. No. 4952
The House Sales Library
Prepare contracts and contract riders for house sales. You can provide for financing contingencies; escrows for down payments; lead paint, termite, radon, asbestos or engineer’s inspections; representations regarding plumbing, electrical systems, water damage and mold, and other physical conditions; the clearing of violations; casualty and condemnation; assignment; time of the essence; retention of possession after closing; and other subjects. The contracts and riders provide traditional protection for sellers regarding permissible exceptions, objections to title, inability to convey, indemnification from claims of brokers, etc. Also prepares brokerage agreements, purchase money notes and mortgages (or deeds of trust, etc.), warranty or quitclaim deeds, affidavits re title, nonforeign status certificates, assignments and assumptions of leases and other closing documents. Closing statements summarize the transactions, adjustments and documents involved. Cat. No. 4934

The Office Lease Riders Library
Prepares riders to office leases. Select provisions for rent escalations based on real estate taxes, operating expenses, energy costs, the CPI or other criteria; changes in rent on specific dates; alterations and preparatory work by the landlord or tenant; HVAC services and charges; electrical charges or electricity on a rent inclusion basis; cleaning, extermination and waste removal; maintenance of insurance; indemnification from brokerage claims; assignment and subletting; compliance with any superior lease; options to extend the term or lease additional space; etc. Cat. No. 4938

The Security Agreements Library
Prepare lender’s and borrower’s forms of security agreements, and the related notes and guaranties. Select provisions regarding protection and possession of collateral, risk of loss, insurance requirements, restrictions on transfers or encumbrances, continuation statements, execution of additional instruments and further assurances, filing costs, representations and warranties, etc. Cat. No. 4945

The Limited/General Partnerships Library
Prepare limited partnership agreements and certificates, including family limited partnerships, as well as joint venture and general partnership agreements. Select provisions for deferred capital contributions and security therefor; acquisition and operation of realty; rights of first refusal; loans from partners; management; reporting requirements; admission of new partners; etc. If limited partnership interests are syndicated, you can prepare draft offering memoranda. Cat. No. 4946

The Management Agreements Library
Prepare real estate management agreements. Provide fixed compensation or fees based on net or gross receipts, incentive fees, termination upon sale, termination fees, etc. Cat. No. 4942

The Mortgages/Deeds of Trust Library
Prepare lender’s and borrower’s forms of notes and mortgages (or deeds of trust, mortgage deeds, or deeds to secure debt) or riders to printed forms. The instruments may be tailored for residential or commercial property, including office buildings, shopping centers, apartment houses, and mixed use realty. Leaseholds and/or fee title to land or buildings may be encumbered. Subordinate, wraparound and purchase money instruments may be prepared. Select provisions on insurance, tax escrows, assignments of rents, representations and warranties, defaults, etc. The notes may provide for monthly, quarterly or other periodic payments; principal due on demand or maturity; balloons; interest floating above or below a prime rate; changes in interest rates on specific dates; and other terms. Cat. No. 4943

Available for New York State Only
The Foreclosures Library
Prepares papers for plaintiffs, defendants, referees, receivers and other parties to mortgage foreclosure proceedings. Prepare summonses, complaints, notices of pendency, applications for receivers, orders of reference, oaths and reports of referees and receivers, orders confirming various reports, judgments, notices and terms of sale, applications by purchasers to gain possession and other documents. Names as defendants the owners, original mortgagors, governmental agencies, tenants, etc. Cat. No. 4944

The Tenant Evictions Library
Prepares papers for evicting residential and commercial tenants for nonpayment or holding over. Prepares verified petitions, notices of petition, default and termination notices, HUD notices, affirmations of regularity, nonmilitary affidavits, judgments, warrants of eviction, related correspondence, and other documents. For tenants, prepares orders to show cause to stay the execution of warrants. Cat. No. 4941

The Co-op Sales Library
Prepares seller’s and purchaser’s riders to Blumberg’s co-op contract. Provides for mortgage contingencies, escrows for down payments, “flips” of apartments under conversion, retention of possession, inspections, various representations and other matters. The riders address traditional concerns of the sellers or purchasers. Also prepares brokerage agreements and closing statements summarizing the transaction, the adjustments and the payments made. Cat. No. 4936

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