

 The content in this preview is based on the last saved version of your email - any changes made to your email that have not been saved will not be shown in this preview.

June 2012 Newsletter from Pusateri & Pusateri, P.C.



Parental Alienation and Family Law

A Middlesex Probate and Family Court judge ruled that a divorce judgment which granted each parent shared legal and physical custody should be modified to award the mother sole physical and legal custody over her minor child because the father's alienation campaign constitutes a material change in circumstances. The father's alienation campaign prevented the mother from seeing the child for almost five (5) years. In order to facilitate the reunion between the mother and the child, the father and his family and friends were ordered to have no contact with the minor child for a period of ninety (90) days.

If you have any questions about family law, please contact our office.

Advertise Here!

Looking to promote your business or event? Do you have a special offer that you

Court Rules that Landlords May Not Charge A Front-End "Amenity Fee"

Under Massachusetts law, before the commencement of a lease, landlords can require prospective tenants to pay first and last month's rent, a security deposit, and the cost for a new lock and key. Anything else which the landlord states is a mandatory fee violates Massachusetts law. This includes an amenity fee for cleaning, concierge, or use of a gym, pool, or common space.

A U.S. District Court judge found that property management company Archstone Reading LLC violated the state's security deposit statute by charging an up front one time amenity fee for the use of the property's outdoor grill, pool and gym.

If you have any questions about landlord/tenant issues, please contact our office.

Lender Must Hold Mortgage Note in Order to Foreclose

On June 22, 2012, the Supreme Judicial Court issued a mortgage foreclosure decision which holds that a foreclosing mortgagee must either hold the mortgage note or be acting on behalf of the note holder. However, the Court held that the foreclosing mortgagee does not have to have physical possession of the mortgage note in order for the foreclosure to be valid. This ruling is not retroactive, and only applies to foreclosures after the date of the decision.

If you have any questions about real estate law, please contact our office.

Teen Driver Who Texted Goes to Jail

A Haverhill teenager is the first driver convicted under Massachusetts' texting law. He was sentenced to two and a half years for motor vehicle homicide and negligent operation of a motor vehicle causing serious injury while texting. He will spend one year in jail. The teenager allegedly sent 85 texts before crossing the center line and crashing head-on with an oncoming driver. One text was allegedly sent about one minute before the accident. The driver suffered from a massive brain tumor and

would like to promote with a coupon? Send our office an email at pusateripc@pusaterilaw.com with your advertisement and we may put it in our next newsletter. We reserve the right to approve all advertisements.

died 18 days later.

PUSATERI & PUSATERI, P.C.

Attorneys at Law
128 Prichard Street
Fitchburg, MA 01420
(978) 342-6081 office - (877) 342-6081 toll free - (978) 343-0600 fax
www.pusaterilaw.com - pusateripc@pusaterilaw.com
Office Hours: Monday through Friday, 8:30 a.m. - 5:00 p.m.

Attorneys:
Vincent Pusateri
Sylvia L. Pusateri
Vincent P. Pusateri, II
Gina M. Wilson
Shelley Harvey

[Join Our Mailing List!](#)

[Forward email](#)



Try it FREE today.

This email was sent to pusateripc@pusaterilaw.com by pusateripc@pusaterilaw.com | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Pusateri & Pusateri, P.C. | 128 Prichard Street | Fitchburg | MA | 01420