

REAL ESTATE

1. Purchase and Sale of Residence (either with or without a Realtor):

Many issues need attention in the purchase or sale of a home. These issues may impact your legal rights and responsibilities. A lawyer can help the seller and purchaser with these matters - preferably before the seller and purchaser sign the Contract. A lawyer can also help to review and advise you about the title insurance commitment, related title/ownership documents, and the closing papers.

You may decide that a lawyer's help is needed for some, but not all, matters involved in the sale/purchase. At your first meeting with the lawyer, decide what he/she will handle so that there is no misunderstanding about responsibilities and fees.

I have listed the common issues in buying and selling residential real estate. Some or all of these issues may apply to the sale or purchase of your home.

I have provided a checklist for both the Sale/Purchase of a Residence and for the Construction of a Residence.

2. Purchase and Sale of Commercial Property:

In addition to the normal issues arising in the purchase of sale of real estate, commercial property has its own unique considerations. Here are a few with which we can assist:

- a. Land use regulations;
- b. Review CCR's and other recorded documents that affect title and the proposed project;
- c. Assist in documentation for financing;
- d. Draft leases;
- e. Prepare and advise on construction contracts;

3. Foreclosures:

If you hold a deed of trust or mortgage on real estate, we can handle the foreclosure through the Public Trustee or the Courts. If the debtor files bankruptcy, we can assist with filing the Claim and Relief from Stay (if facts permit) so that the foreclosure can proceed.

4. Clearing Real Estate Titles:

Sometimes it is necessary to clear up ownership of real estate. This may occur on account of death of prior owners, ownership acquired through a tax deed, boundary line disagreements, old liens that are not yet releases, and other matters which can cause a sale of the property to be delayed or lost. A quiet title lawsuit may be required to clear the title.

5. Leases:

Whether for commercial or residential property, it is a good idea to have an attorney either draft or review leases before signed. There are many rights that can be

either created or removed from a lease. Sometime, it helps to have an attorney who is experienced to tell you what a landlord prepared lease actually says, or to help you draft a lease that will protect your investments and rights.