



REAL ESTATE SERVICES

INTERNATIONAL SOCIETY OF PRIMERUS LAW FIRMS





WHAT WE'RE OFFERING

Primerus business law firms have collaborated to provide a Real Estate Consulting Service which provides in-house counsel “hands-on” representation by seasoned lawyers without the large law firm price tag. We have assembled members who have Real Estate expertise, that meet the following guidelines:

- Minimum of 5 years of practice in Real Estate
- Attorney spends at least 800 hours a year in the practice area- i.e. about half their practice

In addition, the majority of our members obtain substantial CLE training, belong to numerous real estate organizations and publish articles regularly.

Firms participating in this initiative have expertise in the following practice areas:

Conveyances

- Purchase and Sale Agreements
- Land Contracts
- Easements
- Section 1031 exchanges
- Property closings
- Title issues
- Tax issues related to real estate
- Valuations
- Condominiums and cooperative purchases and sales
- Offering plans

Real Estate Finance

- Loan Agreements
- Mortgages & Deeds of Trust
- HUD Financing
- SBA Financing
- Distressed loan workouts
- Foreclosure actions
- FHA/HUD Financing
- Condominium and cooperative loans



Real Estate Development

- Development Agreements
- Redevelopment projects
- Condominium and Cooperative Conversions: new construction and conversions
- Economic development incentives
- LIHTC / Historic / Brownfield / New Markets Tax Credits
- Managing Agent agreements

Land use and zoning

- Sub-divisions
- Planned Unit Developments
- Re-Zoning
- Variances
- Special Use Permits
- Condemnation/Eminent Domain
- Inverse Condemnation
- Mixed-use properties

Specific Types of Developments

- Apartments
- Hospitality (Hotels, motels, restaurants, golf courses, resorts)
- Office Buildings

- Shopping Centers
- Liquor Licenses
- Condominiums, cooperative (residential and commercial) and homeowners associations

Real Estate Litigation

- Breach of Contract, Breach of Fiduciary Duty and Fraud
- Specific Performance
- Mortgage Foreclosures
- Receiverships
- Lender liability
- Premises liability
- Condemnation and inverse condemnation actions
- Construction Lien issues
- Construction defects litigation
- Landlord tenant disputes
- Managing Agent litigation
- Administrative agency disputes



Construction

- Construction contract review and drafting
- Architect Agreements
- Construction Management Agreements

Landlord-Tenant Law

- Leasing Agreements
- Assignments and subletting
- License Agreements

Environmental Law Issues

- Environmental compliance
- Brownfield Sites
- Underground Storage Tanks
- Wetlands

Oil, gas, and mineral rights

- Oil & natural gas leases
- Oil and gas purchase agreements
- Lease, drilling and division order title options
- Joint operating agreements
- Farm-out agreements

- Forced pooling and permitting
- Mineral lease and mining agreements
- Assignments (and Bills of Sale)
- Gas Gathering/Transportation agreements
- Pipeline construction agreements

Water-related property rights

- Water Use
- Riparian Rights

Primerus is an international network of top-rated, independent, small to medium-sized specialty law firms that have earned the right to display the Primerus seal of quality. The Wall Street Journal called Primerus, “A good way to pick the good (lawyers) from the bad, a sort of Good Housekeeping Seal of Approval.” Candidates for Primerus membership must:



have the highest AV rating from Martindale-Hubbell; pass a rigorous evaluation which includes, among other things, candid assessments from clients, judges, and opposing counsel; and prove their commitment year after year to the exacting standards of what Primerus members call the “Six Pillars”: Integrity, Excellent Work Product, Reasonable Fees, Continuing Legal Education, Civility, and Community Service.

To receive real estate consulting services from a Primerus firm, we encourage you to contact Chad Sluss. To learn more about Primerus, visit www.primerus.com/real_estate.htm

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