

REAL ESTATE LAW

The real estate attorneys at Simmons Perrine Moyer Bergman PLC have a reputation for successfully planning and implementing some of the state's most sophisticated real estate development projects, transactions and financing facilities.

Our real estate law services include, but are not limited to:

COMMERCIAL, FARM AND RESIDENTAL PURCHASES

- Drafting, reviewing and negotiating purchase agreements, including installment contracts and 1031 exchanges
- Examining abstracts and preparing title opinions
- Reviewing and negotiating title insurance policies
- Assisting with financing
- Preparing and reviewing mortgage loan documentation
- Handling closings
- Organizing real estate auction sales

LAND USE REGULATION AND REAL ESTATE DEVELOPMENT

- Advising regarding zoning, platting and other land use regulations
- Representing clients at hearings regarding zoning, platting and land use issues
- Drafting and reviewing development agreements
- Drafting and reviewing plat documents
- Landlords and tenants and enforcing lease agreements

COMMERCIAL, FARM AND RESIDENTAL LEASING

- Drafting, reviewing and negotiating lease and management agreements
- Counseling regarding landlord-tenant law
- Advising regarding disputes between landlords and tenants and enforcing lease agreements

TITLE CLAIM RESOLUTION

- Reviewing and advising regarding title defects
- Resolving title defects by reforming mortgages, negotiating settlements and subordinations and performing other services

PROPERTY TAX ASSESSMENT DISPUTES

- Advising regarding property tax assessments
- Appealing property tax assessments

ENERGY

- Advising regarding:
- Wind easement agreements and other utility easements
- Land use issues applicable to energy facilities
- Security interests in ethanol manufacturing facilities

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CONDOMINIUMS

- Drafting condominium declarations and condominium association articles and bylaws
- Converting apartment buildings into condominiums
- Subdividing condominium units
- Drafting, reviewing and negotiating purchase agreements for residential and commercial condominium units
- Reviewing and counseling regarding condominium declarations and condominium association articles and bylaws

MORTGAGE LENDING

- Drafting, reviewing and negotiating mortgage and loan agreements
- Counseling regarding the enforcement of mortgages and other security agreements
- Litigating to enforce mortgages and other security agreements
- Purchasing and negotiating title insurance policies

REAL ESTATE LITIGATION

- Foreclosing on mortgages
- Litigating to enforce lease agreements
- Appealing property tax assessments
- Filing and foreclosing various types of liens
- Forfeiting real estate installment contracts