

### **Real Estate**

Our firm's long-standing history and reputation in real property matters gives our clients a decided edge in negotiating, purchasing, developing and using real property to its highest potential. Our real estate lawyers consult with other practice groups within the firm to coordinate the relevant tax, corporate, land use, estate planning and personal objectives of our clients. This results in a comprehensive development, purchase, or use plan designed to meet the specific needs of each client. We recognize that each client has a specific goal, and often a life-long dream, for their property, and we understand that we are often a vital component in helping to realize that goal.

### **Condominiums/Subdivision Documentation**

We assist in creating and operating condominiums and subdivisions for residential, commercial and mixed-use developments. We prepare declarations of condominium: covenants, conditions and restrictions for home owner and commercial associations; and all other required governing documents, including deed restrictions and prospectuses for condominium associations and homeowners associations.

### **Land Development**

Our attorneys represent clients in developing residential and commercial real estate projects from conception to completion, from due diligence and contract negotiation through entity formation, project finance, construction, condominium and association document approval, sale of the units and turnover of the homeowner's or condominium association. Whether the project is a "greenfield" development on raw land or a complex redevelopment effort, Icard Merrill attorneys have the broad experience in many different facets of real estate and development law that gives our clients an advantage in complex development projects and transactions.

### **Landlord and Tenant**

We provide a broad range of services to landlords and tenants and are experienced in all areas of lease transactions, including negotiation, preparation, and due diligence for gross and triple net leases in residential and commercial communities/developments. We also handle eviction proceedings and have experience in dealing with the defaults of either party under current leases.

### **Manufactured Housing Law**

State and many local governments heavily regulate the manufactured housing industry. Our lawyers

help clients understand their rights and obligations, whether they are developing or marketing manufactured housing communities, contracting to purchase or sell those properties or involved in a dispute with another party in this area. Our specialized knowledge allows us to work in this area with attorneys and clients across the country. Our lawyers in this area work closely with other practice areas in the firm to give our clients the full benefit of tax, business, land use and other real estate advice available at Icard Merrill.

Our attorneys in this practice area have been representing clients in the manufactured housing industry since 1980, handling matters ranging from community development, landlord tenant, regulatory matters, taxation, purchase and sale of communities and all aspects of community operations. We are also involved in the redevelopment of communities and work in conjunction with our land use practice group on redevelopment projects and other land use issues relating to manufactured housing communities.

### **Real Estate Lending and Financing**

We advise clients in all aspects of real estate lending and financing, including drafting and recording loan and mortgage documents for property owners and lenders, advising clients on the existence and impact of liens against their property, assisting clients in clearing lien issues or other encumbrances in preparation for a sale of the property or otherwise.

### **Residential Real Estate**

Our attorneys represent clients in all phases of residential real estate transactions, including preparing and reviewing purchase and sales agreements; reviewing surveys, deed restrictions, and mortgage financing documents; addressing environmental issues; analyzing zoning and land use restrictions; preparing and reviewing closing documents; providing title insurance commitments and policies; and organizing and conducting real estate closings.

### **Title Insurance**

We provide a full range of title insurance services, including title examination, including review and analysis of covenants, easements and restrictions affecting real property; and preparing title insurance commitments and final owner's, mortgagee's and leasehold title insurance policies. The firm is an authorized agent for Attorney's Title Insurance Fund, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity Title Insurance Company, Land America Title Insurance Company, Old Republic National Title Insurance, Stewart Title Insurance Company and Ticor Title Insurance Company.

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