

# Real Property

We represent and provide legal services to some of the most respected development companies in Michigan on a variety of different matters.

The attorneys at Zausmer are well versed in the many aspects of residential, commercial, and industrial real estate matters, with experience in both transactions and litigation, with particular focus on:

|                      |                                   |
|----------------------|-----------------------------------|
| Acquisitions         | Residential and commercial leases |
| Dispositions         | Landlord-tenant disputes          |
| Development          | Mortgage lending                  |
| Environmental issues | Public and private ventures       |
| Construction         | Shopping centers                  |
| Foreclosures         | Planned residential communities.  |
| Workouts             |                                   |

On the transactional side, we know a carefully constructed document minimizes the risk of litigation and must be closely tailored to the client's business objectives. To that end, we negotiate and draft residential purchase and warranty agreements, purchase and sales agreements, option agreements, and leases. In the development context, we research and advise on the legality and feasibility of creative opportunities.

With our combination of real estate and environmental expertise, we regularly help clients navigate complicated transactions involving environmentally-challenged properties. For example, when Atlas Oil Company wanted to sell its bulk fuel terminal and leaseback its corporate headquarters, we negotiated with both the buyer and the state environmental agency to limit, and where necessary, allocate the business and environmental liabilities associated with the terminal.

When disagreements and disputes arise, we institute and defend forfeiture, eviction, and foreclosure proceedings. Our clients turn to us because we have the ability to join our litigation skills with our in-depth knowledge of real property law.



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