

# YOUR GUIDE TO REAL ESTATE LAW

*The following information is provided to introduce you to what real estate law encompasses. Evictions are handled in a separate Guide. Since individual needs vary dramatically, be sure to contact this office before deciding what is best for you.*

Real Estate law is an extremely broad subject area encompassing nearly every aspect of life and business including but not limited to:

## Transactional Law

**Contract Negotiation & Review  
Brokerage / Escrow Operations  
Purchase & Sale Contracts  
Leases / Lease Options  
Loans / Notes / Assignments  
Business Organization  
Land Use - Zoning  
Powers of Attorney  
Estate Planning**

## Litigation

**Defective Disclosure / Fraud  
Construction Defects  
Title Problems  
Landlord/Tenant - Evictions  
Foreclosure - Workouts  
Bankruptcy / Relief from Stay  
Probate / Court Sales  
Litigation / Arbitration / Mediation  
Attachment / Collection**

How real estate cases are handled is very dependent upon the objectives of the parties. In putting a deal together, we not only focus on what is being bought and sold, but also on disclosure, due diligence, finance, title, and ownership entities, to name a few. Unfortunately, some deals go bad and when this happens, we look to a wide array of relief such as Rescission: where we unwind the entire Contract; Mediation: where we assist the parties to come to a mutually agreed resolution; Arbitration: where we seek judgment from a qualified, experienced attorney or retired judge instead of going to court; or actual Trial. Some cases, such as Specific Performance of Contracts, require that we encumber (cloud) the property's title during litigation while in other cases, such as Quiet Title, we remove wrongful those clouds that don't belong there.

Unlike many other legal fields however, there is no single body of law to follow which directs parties on their rights and obligations. Determination of real estate issues starts with the Civil Code and Code of Civil Procedure and branches out from there. Most issues require analysis of past case law holdings and even then, there rarely is any clearly black or white answer... the battles are fought in determining gray area issues. This means that clients must find and rely upon skilled, experienced attorneys

Stephen J. Beede, founder of BPE Law Group, Inc., has over 30 years of in depth experience as a real estate broker, developer, investor, manager, and attorney for residential and commercial projects nationwide. Through hundreds of property transactions, lawsuits, and trials, the attorneys at BPE Law have gained an intimate knowledge of real estate law which has brought them the respect - and referrals - of attorneys everywhere. At BPE Law, we know what works and what must be done to get the deal closed or get the verdict the client needs.

## **BPE LAW GROUP, INC.**

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