

HOW CAN A REAL ESTATE LAWYER HELP ME?

Having a Lawyer Looking Out for You and Representing You Can Help You to be Informed and Proactive During the Real Estate Purchase, Sale or Lease Product



SEPAHI LAW GROUP, APC
SAN DIEGO BUSINESS AND EMPLOYMENT LAW ATTORNEYS



A real estate lawyer can provide invaluable advise on any transaction you enter into to buy, sell or lease a property. The specific service that your real estate attorney can provide to you will vary depending upon the type of transaction that you are entering into and depending upon whether you are the

property owner or the purchaser/leasee.

Before you buy, sell or lease a residential or commercial property, it is advisable to speak with an experienced legal professional and learn about the assistance that an attorney can provide. Real estate is a major investment for most individuals and businesses and your attorney will help you to make informed choices to protect your interests.

How Can a Real Estate Lawyer Help Sellers?

Sellers of a property can benefit from a variety of different services that a real estate lawyer can provide including:

- Reviewing a listing agreement.
- Identifying zoning or code compliance issues that could affect the sale of the property.
- Imposing development-limiting covenants.
- Reserving interests including mineral rights or timber rights.
- Drafting a sales contract.
- Reviewing and responding to an offer to purchase.
- Explaining required disclosures.
- Completing disclosure paperwork.

A real estate contract is legally binding on a seller, regardless of whether the seller understands the specific terms of the contract. A seller may be obligated to go forward with a sale, even under disadvantageous terms, if the buyer seeks specific performance of a signed

contract. As such, before a seller signs any type of agreement with a buyer of residential or commercial property, it is essential to have the contract reviewed by a qualified legal professional.

Sellers can also become liable for damages if they fail to provide required disclosures or information to buyers. Your attorney can advise you on what specific disclosures are necessary and can help you to protect yourself from any future problems that could arise from a real estate sale.

How Can a Real Estate Lawyer Help Buyers?

Buyers make a major investment with the purchase of real estate and need to understand the terms of both the purchase/sales agreement as well as the terms of any financing. A real estate attorney can provide advice and assistance to buyers with:

- Drafting an offer.
- Understanding seller disclosures.
- Understanding zoning laws and code requirements.

- Securing title insurance.
- Understanding the obligations and restrictions imposed by easements, as well as by covenants and deed restrictions.
- Drafting or reviewing a purchase/sales agreement.
- Advising you on how to take title to the home.
- Reviewing financing terms and loan documents.
- Preparing and reviewing legal documents.

Like sellers, buyers should not sign a contract until it has been reviewed by an attorney.

Buyers need to ensure that a contract contains contingencies to protect them, including a



clause making the sale contingent on obtaining financing; a satisfactory home inspection; and a satisfactory home appraisal.

Buyers can also buy problems if they don't know the zoning and code requirements. If you purchase a property that has code violations or that has had work performed that is not up-to-code, you could find yourself facing fines and an

obligation to remove or tear down improvements that do not meet minimum local building standards Your attorney can advise you on any potential liability you could incur with the purchase of your home so you can protect yourself and make an informed choice.

Purchasers of commercial property may be especially vulnerable to problems with zoning issues that could prevent the desired use of the property. A real estate attorney can help to ensure that the property can be used for its intended purpose.

How Can a Real Estate Lawyer Help with a Lease?

Real estate attorneys don't just help with the purchase or sale of a property. Attorneys should also be consulted before a residential or a commercial lease is signed by either the lessor who owns the property or the lessee who is interested in renting the space.

An attorney can assist with the negotiation and drafting of a lease to ensure that your rights are protected. Your attorney can also advise you on provisions that you may wish to include in the lease agreement, such as the right to renew the lease after the initial rental period or limitations on the number of competing businesses that the lessor can allow to rent space within a given building or community.

Lease agreements can be just as complicated, if not more so, than agreements for the purchase and sale of property. An experienced attorney should always be consulted before an agreement is signed, because the contract can become legally binding even if you do not fully understand its terms.

Getting Help With Real Estate Transactions



Having a lawyer looking out for you and representing you can help you to be informed and proactive during the real estate purchase, sale or lease product. Involve a lawyer early in the process so you will be protected and so you can ensure that the transaction is beneficial to your interests.

About Sepahi Law Group, APC



SEPAHI LAW GROUP
APC

Trusted Counselor and Effective Courtroom Advocate

At the Sepahi Law Group APC, we have established a reputation for providing sophisticated legal expertise, extraordinary dedication to our clients' needs and innovative solutions to the legal challenges confronting businesses. We offer the detail-oriented and specialized legal services normally associated with the largest law firms in the country while delivering the personalized attention more closely associated with smaller firms. Whether we are providing counsel on regulatory compliance and contractual terms or representing our clients in a business litigation dispute, our firm is committed to formulating a clear understanding of our clients' objectives and providing a level of service that makes it seem like we have no other client.

Providing Innovative Outside the Box Solutions in Complex Commercial Litigation and Transactions

Since our law firm was founded, we have employed compelling advocacy and innovative strategies to obtain optimal results for our clients in the courtroom. Our successful results in commercial and business litigation are the product of relentless preparation and a commitment to excellence. Our law firm can handle complex litigation involving multiple parties, multi-state parties and international entities. Our law firm has the experience and expertise to practice in state and federal courts as well as regulatory tribunals of all types and appellate courts.

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