



Real Estate Law

Real estate deals often boil down to experience and perseverance. Clients have come to depend on the attorneys of Foster Swift for both of these qualities.

The real estate attorneys of Foster Swift have a broad range of experience successfully handling sophisticated transactions and difficult litigation. Our transactional services include drafting and negotiating purchase agreements, construction contracts, financing and lending documents, as well as resolving title, zoning, utilities, environmental and real estate tax issues.

Our attorneys regularly appear before municipal and state administrative agencies concerning real estate matters. We have been trying cases for over 100 years in state and federal, trial and appellate courts.

Regardless of the type of service, we use a team approach. Matters routinely handled include:

- Land division and subdivision approvals secured under the Michigan Land Division Act
- Construction contract negotiation, including AIA and AGC documents
- PUD and development agreements, and condominium documents
- Environmental due diligence and Brownfield funding agreements
- Industrial exemption certificates
- Rezoning, including conditional rezoning, and easements and restrictive covenants
- Variances, site plan approvals, and special use permits
- Conservation easements and required open space preservation documents
- Troubled real estate, loan sales and purchases
- Representation of developers on projects having significant impact on roads, traffic, flood plains, wetlands, and other protected areas
- Utility and technology agreements
- Construction liens
- Title disputes, title examinations, and title insurance claims

ATTORNEYS

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RELATED PRACTICES

Banking & Finance

Banking & Lender Litigation

Business Law

Condemnation & Eminent Domain

Foreclosure

Landlord-Tenant

Loan Transactions

Real Estate Development

Real Estate Litigation



- Appeals of Property Tax and Special Assessments, and State tax cases (MBT, sales and use tax) before the Michigan Tax Tribunal, State courts and the Michigan Department of Treasury
- Defense of builders in occupational licensing actions, building code violations, and workmanship issues, and
- Representation of property owners in detachment, annexation, and Act 425 agreements
- Representation of subdivision and condominium associations in restriction and lien enforcement

Our wide range of services, coupled with a passion for personal attention to our clients' needs, have earned the Foster Swift real estate group a reputation for practical, results-oriented value to clients.

PUBLICATIONS & ALERTS

New Lead-Based Paint Removal Regulations and Certification Requirements as of April 22, 2010, *Foster Swift Banking, Finance & Real Estate E-News*, June 10, 2010

Death of a Joint Tenant is not a Transfer of Ownership, *Foster Swift Municipal Law News: MTA Edition*, January 2010

State Tax Commission's Industrial Classification Appeals, *Foster Swift Municipal Law News: MTA Edition*, January 2010

Court of Appeals Holds that Title Insurance Policy No Longer Provided Coverage After Plaintiff Transferred Ownership to Third Party, *Foster Swift Property Insurance/Premises E-News*, July 2, 2008

EVENTS

Commercial Real Estate Broker's Lien Act, *In-house education seminars for commercial real estate brokers*, November 2010

Remedies and Lender Liability, *In-house educational seminar for commercial real estate lender*, June 2010

Real Estate Seminars - ICLE Moderator, 2009

Land Division and Related Development Issues, *In-house educational seminar for commercial real estate brokerage firm*, February 2007

Law for the Real Estate Professional, October 2002