

REAL ESTATE

COMMERCIAL AND RESIDENTIAL



SAXTON & STUMP
LAWYERS AND CONSULTANTS

www.saxtonstump.com

SAXTON & STUMP

The Saxton & Stump Real Estate Law Group is equipped to assist our clients with virtually all legal matters involving commercial and residential real estate. Our attorneys have knowledge and experience in various industries in which our clients operate, and we work with them to provide effective, creative solutions.

We are prepared to represent clients ranging the full spectrum of commercial real estate. Our team provides services to and regularly works with:

- Real estate builders and developers
- Financial institutions and lenders
- Engineers
- Realtors
- Buyers, sellers, and underwriters
- Property owners and managers
- Retailers
- Investors

ACQUISITION, SALES, & LEASING

Our Real Estate Group is equipped to handle acquisitions, sales, and leasing of commercial and residential real estate. We assist our clients in all stages of the commercial and residential real estate transaction process, including negotiating agreements of sale, managing due diligence, reviewing title matters, obtaining entitlements, and closing. Whether you are the buyer or seller, we help you devise a plan that is unique to your situation.

We assist clients in understanding and negotiating complex lease agreements, including sale-leasebacks, ground leases, net leases, and gross leases.

Financing a real estate venture, especially those large in scale, can be challenging. We work with clients to explore mortgage and loan options to select the best choice. We also help form joint ventures and partnerships in order to finance larger real estate projects.

Through our collaboration with other practice areas including business, construction, insurance, and healthcare, we are well-positioned to offer clients comprehensive legal advice relating to mergers and acquisitions, licensing, and construction matters.

SUBDIVISION, LAND DEVELOPMENT, & ZONING

Subdivision, land development, and zoning all pertain to how land is divided, developed, and utilized. Zoning regulates how property is utilized -- both dimensionally and by use definitions. Subdivision and land development governs how lots can be created and how land can be developed. In Pennsylvania, zoning is distinct from subdivision and land development, requiring expertise in both areas.

When developing land for different uses and property types, it is vital to understand the details of subdivision and zoning ordinances. Our attorneys guide clients through obtaining the appropriate permits and approvals while ensuring that ethical standards are upheld. We assist clients in submitting zoning and land development applications, appearing before municipal bodies, obtaining secondary approvals from entities such as PennDOT, and negotiating development agreements.

Our attorneys are also experienced in environmental law issues including environmental due diligence as well as cleanup under the Pennsylvania Land Recycling and Environmental Remediation Standards Act, more commonly known as Act 2. We counsel clients on environmental issues, including brownfields redevelopment, environmental remediation, and stormwater management approvals.





CONDOMINIUMS, PLANNED COMMUNITIES, & HOAS

Our real estate attorneys are experienced in creating, developing, converting, and managing condominiums, cooperatives, planned communities, and homeowners associations (HOAs).

We assist clients with the drafting, recording, and interpretation of governing documents for common interest communities, including declarations; public offering statements; bylaws; easements; and covenants, conditions, and restrictions (CCRs). We also prepare conversion notices and walk clients through the conversion process.

By partnering with our Construction Law Group, we handle construction matters during the development of commercial and residential properties, including general and subcontractor agreements, warranty claims, and mechanics liens.

COMMERCIAL LOAN ORIGINATIONS & CLOSINGS

Our attorneys are prepared to walk clients through the commercial loan origination and closing process. We help clients to determine the appropriate loan option, find a suitable lender, and negotiate loan terms for their commercial real estate endeavor.

We assist clients in closing on commercial real estate properties. We coordinate the complex moving parts of a real estate transaction and work to ensure the process is as smooth and efficient as possible. We ensure that clients understand what contracts they are signing and how these documents will affect the future of their property. We are equipped to handle complex real estate transactions, including those that are part of a merger and acquisition transaction or involve Section 1031 like-kind exchanges.

We support our commercial property owners in real estate tax-related matters and tax assessment appeals for commercial property owners.

For more information on Real Estate Law, please contact
Erik M. Hume, Esq. at eh@saxtonstump.com or 717.216.5518.

SAXTON & STUMP

LAWYERS AND CONSULTANTS

PRACTICE AREAS

- › Appellate & Post-Trial Advocacy
- › Business & Corporate
- › Construction
- › Healthcare & Healthcare Litigation
- › Insurance
- › Intellectual Property
- › Internal Investigations
- › Labor & Employment
- › Litigation
- › Quality Assurance & Peer Review
- › Real Estate
- › Risk Mitigation & Safety
- › Senior Care Services
- › Trusts & Estates

WHO WE ARE

Saxton & Stump is a full-service law firm providing businesses with legal and consulting services. We apply strategic solutions and problem-solving support to help our clients' businesses, organizations, and personnel navigate legal issues and thrive in an increasingly complex world.

Collaboration across disciplines allows our team to provide the highest level of service. The diverse backgrounds and extensive knowledge of our attorneys, business professionals, and industry experts creates a unique resource for our clients.

At Saxton & Stump, you'll be working with a team built for excellence that provides both quick response times and high-quality work. Our initiative of staying innovative and forward-thinking in the legal industry sets us apart. We also have a strong focus on investing in our team and the community to create robust relationships.

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