



Los
Angeles
County
Bar
Association

REAL PROPERTY SECTION

www.lacba.org/realproperty

Community Outreach Program

NAVAGATING AND SOMETIMES UNWINDING REAL ESTATE TRANSACTIONS IN CHALLENGING ECONOMIC TIMES

A JOINT PROGRAM OF THE ABA SECTION OF REAL PROPERTY, TRUST AND ESTATE LAW AND THE LACBA REAL PROPERTY SECTION

LACBA Offices, 1055 W. 7th Street, Suite 2700, Los Angeles Time: 6:30 – 8:00 p.m.

The Real Property Section of the Los Angeles County Bar Association and the Section of Real Property, Trust and Estate Law of the American Bar Association are jointly presenting a real estate law program that will consist of six complimentary seminars on real estate law practice. The seminars will be held on consecutive Wednesdays from 6:30 to 8:00 pm from September 30th to November 4, 2009 at the LACBA offices at 1055 W. 7th Street, Suite 2700. They are particularly designed to enhance diversity among real property practitioners and to facilitate the entry of new attorneys into the real property practice. The LACBA will provide MCLE credits, free of charge, to all attendees. Light refreshments will be served.

9/30/09 – Residential Real Estate Transactions

Negotiating short sales and loan modifications; foreclosure effect on homeowners' associations; advance fees and licensing issues; lawyer exemptions to the Real Estate Law and Mortgage Foreclosure Consultants Act.

10/7/09 – Structuring Lease Transactions in Troubled Times

Lease workout issues and basic leasehold remedies, including pre-workout letters, unique issues relating to lease security, exercise of lease remedies, lender issues faced by landlord; essential elements of a lease workout amendment.

10/14/09 – Tax Issues

Federal tax implications of workouts, property tax reassessments and foreclosures for owners, and effect on tenants; property tax reassessment procedure and analysis; tax controversy practice in the current economy.

10/21/09 – Federal Bailout and Stimulus Affect on Real Estate

Discussion of the new Federal housing regulations; loan restructuring; new regulatory restrictions upon banks and other financial institutions; what to do when a bank fails, impact of defaults, workouts and foreclosures on credit.

10/28/09 – Bankruptcy

Explore the use of Federal Bankruptcy Law in the context of real estate transactions, including what counsel needs to know to advise clients considering whether to file bankruptcy, the benefits and burdens of filing pursuant to Chapters 11 and 13.

11/04/09 – Loan Remedies and Restructuring

Discussion of the foreclosure process and foreclosure defenses, including one-action and anti-deficiency rules; impact of overleveraging, the reality of no financing available at loan maturity, lender remedies and legal strategies; guarantor liability and defenses; and purchasing at a foreclosure sale.

Please RSVP by September 15, 2009 for first program and 2 weeks before other programs: Fill out the attached registration form and return by fax to-LACBA Member Services: 213-833-6791

Community Outreach Program Registration Form

Name _____ CA State Bar # _____
Address _____ Years In Practice _____
_____ Specialty _____
Phone _____ Prior Real Estate
Experience _____
FAX # _____
E-mail _____

I plan to attend the following classes:

9/30/09 _____ 10/21/09 _____
10/07/09 _____ 10/29/09 _____
10/14/09 _____ 11/04/09 _____

Please RSVP for the first session by September 15, 2009 or 2 weeks prior to each subsequent section.

Fill out the above registration form and return by fax to: 213-833-6791

For questions, please contact the LACBA Member Services division at (213) 896-6560.