

## **What does a real estate lawyer do?**

Real estate lawyers advise clients on all aspects of real estate ownership, use, development, investment and financing. A real estate lawyer may do one or more of the following:

- Represent businesses and developers in the purchase and sale of office buildings, retail space, multi-family housing projects, and manufacturing facilities.
- Advise landlords and tenants on all aspects of leasing transactions for both commercial and residential properties. Represent clients in lease terminations and evictions.
- Represent banks, government entities and investors in financing real estate transactions with traditional mortgages, securitized loans, sale-leaseback transactions, and other financing arrangements.
- Advise developers in all phases of real estate development, including new construction, renovation and conversion of existing structures, and the acquisition of investment property.
- Handle commercial foreclosures for both private and institutional lenders.
- Represent banks, mortgage lenders and individuals in the purchase, sale, construction, and refinancing of homes.

## **Where can I practice real estate law?**

Most real estate lawyers work in small, mid-sized or large law firms. Some have solo practices. Real estate lawyers also work in corporate law departments and for state and federal government agencies.

## **How can I get a job as a real estate lawyer?**

First, take all the real estate and business law courses offered by UB. It can be difficult to gain transactional experience during law school. If possible, participate in the Community Development Law Clinic. Working at a real estate law firm as an intern or law clerk is the best route to a job after graduation in this field. Join the Maryland State Bar Association's Real Property Section and attend its events. Use [www.martindale.com](http://www.martindale.com) to find UB alumni with real estate practices that interest you and ask for an informational interview.

## Where can I learn more?

ABA - Real Estate Law Committee -

<http://www2.americanbar.org/divisions/genpractice/GP315000/Pages/default.aspx>

ABA - Real Property, Trust and Estate Law Section -

[http://www.americanbar.org/groups/real\\_property\\_trust\\_estate.html](http://www.americanbar.org/groups/real_property_trust_estate.html)

DOJ, Fair Housing Act - [http://www.justice.gov/crt/about/hce/housing\\_coverage.php](http://www.justice.gov/crt/about/hce/housing_coverage.php)

DOJ, Guide to State Real Estate Laws and Regulations -

[http://www.justice.gov/atr/public/real\\_estate/states.html](http://www.justice.gov/atr/public/real_estate/states.html)

Home Affordable Modification Program -

<http://www.makinghomeaffordable.gov/pages/default.aspx>

National Association of Realtors, Legislative / Regulatory Issues -

[http://www.realtor.org/law\\_and\\_policy](http://www.realtor.org/law_and_policy)

Real Estate Settlement Procedures Act (RESPA) -

[http://www.hud.gov/offices/hsg/rmra/res/respa\\_hm.cfm](http://www.hud.gov/offices/hsg/rmra/res/respa_hm.cfm)

Real Estate Transactions Law - [http://topics.law.cornell.edu/wex/Real\\_estate\\_transactions](http://topics.law.cornell.edu/wex/Real_estate_transactions)

State Landlord and Tenant Law - <http://www.landlord.com/legalmain.htm>

US Department of Housing and Urban Development (HUD) -

<http://portal.hud.gov/portal/page/portal/HUD>

## Who teaches real estate law at UB?

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