SHULMAN ROGERS

Financing

Financing Attorney Services In Maryland, Virginia And Washington DC

Shulman Rogers' financing team has successfully structured, negotiated, documented and closed more than $2 billion dollars of financings on behalf of our clients. We strategize with our clients beginning with preliminary due diligence, negotiating of the term sheet and commitment letter, specific transaction and project due diligence, preparing and negotiating of loan documentation, structuring considerations to mitigate risk, and concluding with the ultimate closing of the transaction.

Our well-established team of real estate and corporate attorneys, enables us to provide the full range of services necessary to close the simplest to the most complex financing transaction. As authorized agents for many of the national title insurers, we are able to take a full service approach, acting as title agent for the transaction, resulting in a streamlined, cost-effective closing process. We regularly issue legal opinions addressing issues such as borrowing authority, enforceability of loan documents, non-consolidation issues and springing member provisions of governing documents.

The Shulman Rogers team has experience with a wide range of financing structures and tools, from a wide range of sources including banks, life insurance companies, conduits, finance companies and private sources.

Financing transactions include:

- conduit loans
- acquisition and development loans
- construction to permanent loans
- mezzanine loans
- equity financing
- defeasance
- participations
- cross-collateralizations
- subordinate debt financings
- portfolio loans
- government contract financings

We have closed loan transactions for loans secured by a wide range of asset classes, including:

- office

- retail centers
- multi-family
- mixed use
- raw ground
- hotels
- industrial/warehouse
- affordable housing
- multiple-lot properties
- churches
- health care facilities
- accounts receivable
- equipment
- government contracts