

Q-LAW Summary of Transactional Documents and Dispute Resolution Topics

By
Phillip C. Querin, QUERIN LAW, LLC
Website: www.q-law.com

TRANSACTIONAL REAL ESTATE DOCUMENTS

PURCHASE & SALE AGREEMENTS (RESIDENTIAL, CONDO, TOWNHOME, COMMERCIAL, NEW CONSTRUCTION, ETC.)

PURCHASE AND SALE AGREEMENTS (MANUFACTURED HOUSING COMMUNITIES)

LAND SALE CONTRACTS AND MEMORANDA

ALL INCLUSIVE (“WRAPS”) SECURITY INSTRUMENTS (TRUST DEEDS, CONTRACTS)

PROPERTY DISCLOSURE UNDER ORS 105.465/ REPS, WARRANTIES, DISCLAIMERS, ETC.

BUYER NOTICE OF REVOCATION UNDER ORS 105.

CONTINGENCY AGREEMENTS (BUYER, SELLER)

JOINT VENTURES, PARTNERSHIPS

TENANCY IN COMMON AGREEMENTS

NOTICE OF REMOVAL OF CONTINGENCIES

OFFERS, COUNTEROFFERS, BACK-UPS, ADDENDA

TERMINATION/RELEASE AGREEMENTS

TRUST DEEDS/PROMISSORY NOTES (THIRD PARTY LENDERS, SELLER-CARRIES)

LEASES/RENTAL AGREEMENTS (RESIDENTIAL, FLOATING HOMES, MANUFACTURED HOMES)

LANDLORD-TENANT FORMS (APPLICATIONS, NOTICES, ETC.)

OCCUPANCY AGREEMENTS (PRE AND POST CLOSING)

PROPERTY MANAGEMENT AGREEMENTS

RENTAL AND LEASE AGREEMENTS

OPTIONS/LEASE OPTIONS/RIGHTS OF FIRST REFUSAL

EASEMENTS (ACCESS, SEWER, DRIVEWAY, FOUNDATION, ETC.)



COVENANTS, CONDITIONS & RESTRICTIONS

ESCROW INSTRUCTIONS

DEEDS OF CONVEYANCE (GENERAL WARRANTY, SPECIAL WARRANTY, BARGAIN AND SALE, QUITCLAIM)

ADDENDA TO TRANSACTIONS (REQUEST FOR REPAIRS, EXTENSIONS OF TIME, ETC.)

DISTRESSED HOUSING FORMS (SHORT SALES, ETC.)

INDEMNIFICATION AGREEMENTS

REPRESENTATIONS AND WARRANTIES

POWERS OF ATTORNEY (GENERAL AND LIMITED)

REAL ESTATE CONSULTING AGREEMENTS

FIRPTA FORMS AND AFFIDAVITS

CONFIDENTIALITY AGREEMENTS

NOTICE OF LIS PENDENS UNDER ORS 93.740

REMOVAL OF LIS PENDENS

REAL ESTATE BROKERAGE FORMS

LISTING AGREEMENTS (EXCLUSIVE, NON-EXCLUSIVE, SINGLE PARTY, FSBO, ETC.)

LIST-BACK AGREEMENTS

BUYER REPRESENTATION AGREEMENTS

OFFICE POLICIES

INDEPENDENT CONTRACTOR AGREEMENTS

LICENSED AND UNLICENSED ASSISTANT AGREEMENTS

DIVISION OF SUPERVISION AND CONTROL AGREEMENTS

CMA DISCLAIMERS

MEDIATION AND ARBITRATION, ETC.

DEPOSITION ADVISORY

MEDIATION ADVISORY



FRAUD & MISREPRESENTATION

SPECIFIC PERFORMANCE

RESCISSION

BREACH OF CONTRACT

ADVERSE POSSESSION

BOUNDARY DISPUTES

TRESPASS, ENCROACHMENT

PRESCRIPTIVE RIGHTS

REAL ESTATE COMMISSION CLAIMS

DISTRESSED HOUSING (FORECLOSURES, SHORT SALES, DEEDS-IN-LIEU)

LOAN MODIFICATIONS

REAL ESTATE AGENCY DISCIPLINARY PROCEEDINGS

