Q-LAW Summary of Transactional Documents and Dispute Resolution Topics

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**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)**

**CLOSING OF MANUFACTURED HOUSING COMMUNITY**

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

**BUYER NOTICE OF REVOCATION UNDER ORS 105.475**

**CONTINGENCY AGREEMENTS (BUYER, SELLER)**

**JOINT VENTURES, PARTNERSHIPS**

**TENANCY IN COMMON AGREEMENTS**

**NOTICE OF REMOVAL OF CONTINGENCIES**

**OFFERS, COUNTEROFFERS, BACK-UPS, ADDENDA**

**CONTINGENT RIGHT OF PURCHASE**

**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

PROCURING CAUSE DISPUTES
SUPERVISION AND CONTROL AGREEMENTS

**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**