

## **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**

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