HOW CAN A REAL ESTATE LAWYER HELP ME?

"Buyers, sellers, and construction professionals all need to understand their rights and ensure they make informed choices to protect their investment and their finances."

Pintar Albiston
Las Vegas Real Estate Attorneys

If you are beginning any type of construction transaction or if you are buying, selling, or leasing real estate, you know that there are many complexities associated with transactions involving property. Buyers, sellers, and construction professionals all need to understand their rights and ensure they make informed choices to protect their investment and their finances. A real estate lawyer can provide invaluable assistance.

Real estate lawyers can be involved throughout a real estate transaction to try to help ensure that everything works smoothly. Attorneys can help before a transaction during negotiations, and can review a construction or real estate contract. An attorney can also provide assistance if problems arise during a contractual agreement related to a lease, purchase, sale, or construction project. The sooner

you involve an attorney, the more effectively disagreements can be avoided and problems can be solved.

Types of Transactions a Real Estate Lawyer Can Help With

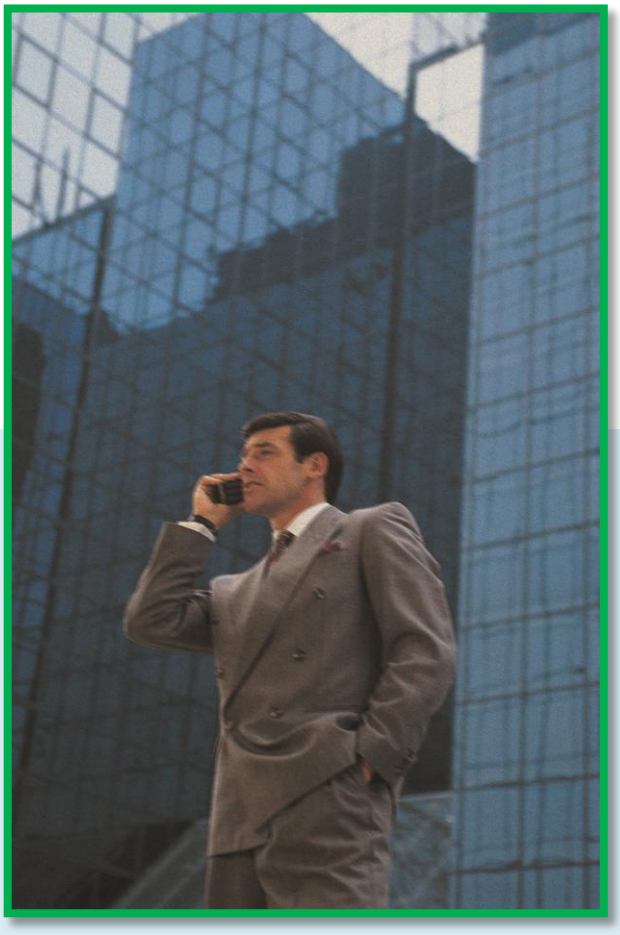
A real estate lawyer can represent you in many different types of real estate transactions including:

- Residential and commercial leases
- Commercial and residential construction projects, including new builds and remodeling.
- Purchase and sales of commercial or residential real estate
- Zoning disputes
- Easement disputes
- Real estate financing deals

There are myriad laws in Nevada that protect property owners or landlords, as well as sellers and individuals or businesses who lease property. You need to know how the laws apply to your transaction and what your rights are so you can make informed choices when deciding if a real estate transaction makes financial sense to you. For many individuals, their home is their biggest investment, For many commercial property owners or builders and developers, every real estate transaction can involve huge sums of money and can have a substantial impact

on your bottom line. You need to ensure you are getting legal advice from a qualified and experienced legal professional with these high-stakes transactions.

How a Real Estate Lawyer Can Help



The specific types of assistance that a real estate lawyer can provide are going to vary depending upon the nature of your particular transaction. Some of the different ways that a real estate lawyer may be able to assist you include:

- Negotiating the terms of contractual agreements. A contract is required when property is leased, when property is bought and sold, and when a construction project is undertaken. An experienced attorney will help to ensure that an agreement is reached so the deal can go through. Your attorney will also represent your interests during negotiations to ensure that the contract terms are fair and reasonably protective of your interests.
- Reviewing contractual agreements. Some standard form contracts are used in real estate transactions. Your attorney can review any paperwork

and documents you are being asked to sign to help you understand your rights and obligations under the agreement.

- Real estate title issues. It is imperative to ensure a property has clean title and that you have a full understanding of any encumbrances that can affect the value of your property. A real estate lawyer can assist with title issues, including a title search and resolving problems that affect the real estate title.
- Zoning issues. Your property needs to comply with all zoning requirements. If you wish to use your property for a non-approved purpose, a real estate attorney can help you to get a zoning variance.
- Easement issues. An easement can affect your rights to your own property or your right to use someone else's property for a limited purpose. An attorney can explain rules for easements, including express and implied easements, and can provide assistance with easements that you may require or that may affect your property rights.
- Construction disputes. If a problem develops during the course of a construction project, your attorney can help you to find proactive ways to solve it so the project can move forward and you minimize or avoid financial loss.
- Contract interpretation disputes and breach of contract. An attorney can help to ensure that your contract is enforced fairly and that you do not face financial damage due to nonperformance or a failure to fulfill contract terms.
- Landlord/tenant disputes including eviction. There are strict rules for when and how a tenant may be evicted for nonpayment of rent or for the breach of a lease agreement.

These are just some of the many ways that a real estate attorney in Las Vegas can assist you with all of your needs when it comes to real property transactions. Call today to learn more.

About Pintar Albiston, Attorneys at Law

Pintar Albiston is known for our ability to accommodate client requests. We are hands-on, and if we don't "pick up" the second you call, you may be certain we will get right back to you. We offer flat fee rates so that your fees are predictable.

Real Estate Attorneys

Comprehensive Legal Representation for Real Estate Transactions

When it comes to real estate transactions, the devil often is in the details. That is why it is essential to have experienced, knowledgeable legal counsel able to identify potential problems before they happen and mitigate risk exposure at every possible turn. The seasoned real estate attorneys of Pintar Albiston take a proactive approach to our clients' needs, working promptly and efficiently to:

- identify risks and work to eliminate them
- act as aggressive negotiators to secure the best possible lease or purchase terms
- collaboratively solve problems
- provide complete negotiating, drafting and closing assistance for both buyers and sellers

At Pintar Albiston, we are committed to providing a full range of real estate transactional legal services in an efficient, cost-effective way.

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