



Real Estate Transactions

For more than three decades, VF&N has represented developers, business owners, individuals, homeowners and condominium owners' associations, landlords, tenants, and sellers and purchasers of real estate throughout Northern Virginia. VF&N's attorneys know the local landscape and provide legal guidance at every stage of the life-cycle of commercial real estate projects, including acquisition, financing, entitlement, development, leasing and disposition.

SERVICES

Real Estate Development

- Construction, Contractor, and Architectural Agreements
- Construction lending and financing
- Declarations, covenants, conditions, restrictions and easements
- Environmental, wetland, and historic permitting and compliance
- Land use planning and zoning matters
- Public-private partnerships
- Site acquisition and permitting due diligence
- Subdivision and site plan approval
- Tax increment financing, tax credits, and tax credit syndications, tax-deferred exchanges
- Title and survey matters
- Workouts and foreclosures

Leasing

- Build-outs & leasehold improvements
- Buy and sell agreements, sublease agreements
- Condominium and homeowners associations
- Insurance requirements and banking regulations
- Landlord and tenant mediation, litigation and enforcement
- Negotiation, drafting or review of commercial leases
- Performing "due diligence" for landlords relating to prospective tenants
- Signage

Agent and Broker Legal Counsel

- Breach of contract, misrepresentation claims & commission disputes
- Land use rights
- Regulatory compliance