



## Real Estate Due Diligence

Federman Steifman LLP provides comprehensive real estate due diligence services in connection with acquisitions, financings, and development transactions. The firm performs diligence both directly for clients and as a cost-effective resource for large law firms and firms without dedicated real estate or lending practices. Our lawyers regularly support institutional lending transactions, including mortgage and mezzanine financings involving banks, life companies, debt funds, and securitized lending platforms.

[Our lawyers](#) coordinate the full diligence process and work closely with title companies, surveyors, environmental consultants, zoning professionals, and other advisors to ensure that key issues are identified early and addressed efficiently.

### Title and Survey Review

We review title commitments, policies, and underlying title documents, together with ALTA/NSPS surveys, to identify easements, restrictions, encroachments, access issues, and other matters affecting ownership, development, and financing. Our lawyers also coordinate title and survey comments and assist in resolving title objections and endorsements required by lenders and investors.

### Leases and Property Agreements

For multi-tenant properties, we conduct detailed lease review and abstracting, summarizing key economic and legal terms and identifying provisions that may affect financing, operations, or transfer of the property. We also review property management agreements, service contracts, reciprocal easement agreements, and other property-level agreements.

### Zoning, Environmental, and Land Use

We coordinate and review zoning letters, environmental site assessments, and other land use reports to confirm compliance with applicable zoning and land use requirements and to identify potential

environmental or regulatory issues that may impact the transaction.

## **Counsel to Law Firms**

Federman Steifman LLP frequently works alongside national and international law firms as a specialized real estate diligence resource. In this role, we provide efficient, transaction-focused diligence support—including title and survey analysis, lease review and abstracting, and coordination of zoning and environmental reports—while working seamlessly with lead transaction counsel and existing deal teams. Our lawyers regularly support transactions involving large portfolios and multi-property financings, enabling deal teams to scale diligence resources efficiently as transaction demands increase. We are accustomed to working within fast-paced transaction timelines and delivering clear, practical diligence analysis that supports efficient deal execution.

## **Representative Capabilities**

- Coordination and review of title commitments, policies, and underlying title documents
- Analysis of ALTA/NSPS surveys and related survey matters
- Identification and resolution of title objections and lender-required endorsements
- Lease review and abstracting for multi-tenant properties and retail portfolios
- Review of reciprocal easement agreements, management agreements, and service contracts
- Coordination and review of zoning compliance letters and land use reports
- Review of Phase I and Phase II environmental site assessments
- Due diligence support for mortgage and mezzanine financings, acquisitions, and portfolio transactions

## KEY CONTACTS



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