

PRACTICE AREA

## RESIDENTIAL REAL ESTATE

Our team of experienced real estate attorneys are committed to protecting your interests and ensuring a smooth and successful real estate transaction. When closing on a home, your real estate attorney plays a key role in your transaction to help you understand both the sale and purchase process and to guide you through any legal challenges you may face.

### Purchase and Sale Transactions

Our skilled attorneys will assist you throughout the entire process of buying or selling a residential property. We will review, draft, and negotiate purchase and sale agreements, ensuring all essential terms and conditions are accurately represented to safeguard your rights.

### Leases and Landlord-Tenant Disputes

Whether you are a landlord or a tenant, we offer guidance in drafting, reviewing, and negotiating lease agreements for residential properties. Our team will ensure that your lease agreement complies with all applicable laws, protects your interests, and establishes clear rights and responsibilities for all parties involved when purchasing or selling occupied residential properties.

### Zoning and Land Use Approvals

If you are planning to develop or modify a residential property, our firm can assist you in navigating the intricate realm of land use and zoning regulations. We will advocate for your interests, secure necessary permits, and address any zoning-related issues that may arise.

### Environmental and Regulatory Compliance

At your request, our attorneys are equipped to perform comprehensive environmental regulatory due diligence on residential properties to assess their legal status, zoning regulations and violations, and any potential liabilities or restrictions related to your property. Our team will carefully review all relevant documents and laws and advise you accordingly on the implications and risks associated with the property.

What legal considerations should I be aware of when buying or selling residential real estate?

The closing process involves numerous legal documents and financial transactions. Title discrepancies, undisclosed liens, contractual contingencies, financing and mortgage issues are just a few of the legal problems you may face in a real estate transaction. Many of these issues can lead to various legal complications.

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#### VIRGINIA BEACH

222 Central Park Ave. Suite 400  
Virginia Beach, VA 23462

#### CHESAPEAKE

709 Greenbrier Parkway  
Chesapeake, VA 23320

#### SUFFOLK

117 Market Street  
Suffolk, VA 23434

What are the key terms and considerations in residential sale contracts and how can disputes be resolved?

The purchase agreement or contract outlines the terms and conditions of the sale. Failure to fulfill contractual obligations by either party can lead to legal disputes and substantial financial losses. Title companies cannot provide legal advice, but with the proper guidance of a real estate attorney legal disputes can typically be mitigated through legal professionals and you can avoid the cost of expense litigation.

What are zoning and land use approvals, and how can I obtain them for residential properties?

Municipalities enforce zoning and land-use regulations, which dictate how properties can be used or developed. It's crucial to understand these restrictions to ensure your planned use of the property aligns with local regulations. Our attorneys at Pender & Coward PC can help you work with local government agencies to achieve your goals.

How can I comply with environmental and regulatory requirements for residential real estate?

Our attorneys provide comprehensive guidance on federal, state, and local wetland and environmental regulations to ensure that residential property owners understand their obligations and responsibilities. We can help you determine if your property contains wetlands or environmental restrictions or if your planned activities may impact these sensitive areas.

Contact any of our real estate attorneys today to schedule a consultation and learn how our residential real estate law firm can assist you with all your legal needs. Our dedicated team is ready to guide you through the complexities of residential real estate transactions and ensure your rights are protected.

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