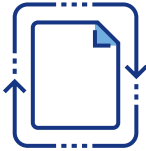


Commercial Real Estate Transactions: Forming an SPE and Other Services



Formation

Formation of a legal entity as a Special Purpose Entity (SPE), often a Delaware LLC for the sole purpose of owning, managing and/or investing in real estate property.



CTA Beneficial Ownership Information Reports

Prepare and file beneficial ownership information with FinCEN for your newly formed SPE, if not exempt.



Registered Agent

Required by statute to receive official legal and state tax documents on behalf of the LLC.



Process Agent

Appointed in the governing law provision under the terms of the loan/operative agreement to receive legal process for the transaction.



Independent Manager

Required by lenders to be appointed by the SPE in some deals whose limited purpose is to vote on material actions (i.e., bankruptcy filings).



Confirm Legal Existence and Good Standing

Prior to closing a real estate financing deal, these documents certify the legal existence and good standing of the SPE involved in the real estate deal and are important to support legal opinions.



UCC Searches and Filings

Nationwide due diligence UCC and lien searching, as well as preparation and filing of UCC financing statements. Create, manage and track all of your financing statements in our online UCC ProFile system.