

CLOUD & WILLIS, LLC

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REAL ESTATE INVESTOR, LANDLORD and PROPERTY MANAGEMENT REPRESENTATION

Cloud & Willis, LLC's services include the entire spectrum of real estate investors, landlords and property management companies, including legal treatment of the following:

- Creating the business entity or entities for the real estate investor, landlord and property management company
- Draft or review the agreements/contracts to allow the real estate investor, landlord and/or property management company to effectively and efficiently manage its own affairs and deal with the tenant(s)
- Real estate transactions and title issues
- Handling of the eviction process
- Collection of unpaid rent and damages to the property
- Representation of the real estate investor, landlord or property management company in bankruptcy court
- General litigation and dispute resolution

Business Structure

Our practice includes the creation of legal entity companies and their necessary agreements. Today, there is a broad selection of entities available to a real estate investor, landlord or property management company. We work closely with our clients, their financial advisors and their accountants to determine which short- and long-term business goals are sought and then which business entity will enable the client to achieve those goals. Finally, we continue to work with our clients in providing ongoing legal support of company operations and maintenance of the entity after its formation.

Real Estate Transactional Services

Our practice includes the real estate transactions needed by the real estate investor/landlord, such as typical purchases, refinances, double closings, "subject to" closings, etc. Not all real estate transactions are simple; but our firm prides itself on providing creative and efficient solutions to its real estate clients' needs. All you need to do is provide us with the real estate contract and we will take it from there to complete the transaction. Our office is always available for a closing but we can also take the closing to you.

General Counsel Services

We act as General Counsel to Landlords. These services may include drafting the landlord's lease, drafting the necessary addendums, or reviewing the landlord's current lease/addendums to ensure compliance with Alabama's Uniform Residential Landlord and Tenant Act. Also, we serve as a sounding board to the landlord's various issues that he/she deals with on a daily basis. Our goal is to be a member of our client's "team" when it comes to their real estate legal needs.

Evictions

Our practice involves the representation of real estate investors/landlords/property management companies with their eviction needs. In Alabama, evictions are governed under the Uniform Residential Landlord and Tenant Act, and the Firm understands the Act, which allows us to streamline the eviction process as much as possible for our client with the ultimate goal of returning the property in question back into an income-producing property for our client.

Collection of Unpaid Rent/Damages to Property

Often a tenant vacates the property without paying for the past due rent or damages they caused. Our Firm regularly helps real estate investors, landlords and property management companies to collect these unpaid amounts, either through pre-litigation collection efforts and/or through the court system. Through the use of technology and skip-tracing processes, we have developed a method to track down these former tenants.

Bankruptcy Services

Our practice also covers representation of Landlords in bankruptcy court. The most common Chapter 13 bankruptcy relief sought by Landlords, the Motion for Relief from Stay, must be filed prior to commencing any eviction procedure or collection activities against the tenant. Also, it is important to decide if you want to accept or reject the lease with the tenant in question.