

STUART A. LAUTIN, ESQ.

HIGIER ALLEN & LAUTIN, PC

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PROFESSIONAL HISTORY

1994 – Present Higier Allen & Lautin, P.C. [and merger predecessors]
1982 – 1993 Tobolowsky Prager & Schlinger, P.C.

EDUCATION

Southern Methodist University, School of Law

- Dallas, Texas - Juris Doctor, 1982

Southern Methodist University, School of Business Administration

- Dallas, Texas - Bachelor of Business Administration, 1976

PROFESSIONAL LICENSES; CERTIFICATIONS

State Bar of Texas

- Admitted 1982

Certified by the Texas Board of Legal Specialization

- Residential Real Estate – 1988 through present date
- Commercial Real Estate – 1989 through present date

Martindale-Hubbell Peer Review Rating “A V”

- “A” Legal ability rating is “Very High to Preeminent,” the highest rating offered by Martindale
- “V” Ethical standards rating is “Very High,” the highest rating offered by Martindale

Instructor Certification by the Texas Real Estate Commission

- Law of Agency
- Law of Contracts
- MCE Electives
- MCE Ethics
- MCE Legal
- Real Estate Law

Texas Super Lawyers

- Selected as 2009 Texas Super Lawyer

PRACTICE CONCENTRATION

Real Estate/Business & Transactions

Preparation, negotiation, amendment and summary of documents necessary for lease and purchase / sale of commercial and residential real estate, including secured lending, conduit lending, foreclosure, title and survey matters, estoppels, SNDAs, formation and qualification of business entities, and property development.

Experienced with “build-to-suit” and outparcel development and acquisition, ground leasing, shopping center / mall leasing, subleasing and assignments, Section 1031 tax-deferred exchange, owner, lender, easement and leasehold policies of title insurance, construction, payment, performance and surety bonding, mechanic’s / appraiser’s / commercial property broker’s liens, property management agreements, listing agreements, buyer / tenant representation agreements, easements, licenses, concessions, right-of-way agreements, zoning, permitting, and entitlements.

Assist clients with Texas Real Estate Commission (TREC) license applications, TREC examinations, audits, field investigations and licensee reprimand, suspension and revocation matters.

Preparation and negotiation of business buy-sell contracts pertaining to both asset and stock purchases and sales, including non- competition covenants and earn-out agreements.

LECTURES AND PUBLICATIONS

- 2008 – Present *Insight Into Commercial Leases*, authored and presented for MCE credit to TREC brokers, agents, attorneys, appraisers, CPAs and commercial investors, sponsored by NTCAR.
- 2007 – Present *Insight Into Commercial Contracts*, authored and presented for MCE credit to TREC brokers, agents, attorneys, appraisers, CPAs and commercial investors, sponsored by NTCAR.
- 2004 – 2007 *Commercial Contracts of Sale*, authored and presented for MCE credit to TREC brokers, agents, attorneys, appraisers, CPAs and commercial investors, sponsored by Continuing Education Institute.
- 2004 – 2007 *Commercial Leases*, authored and presented for MCE credit to TREC brokers, agents, attorneys, appraisers, CPAs and commercial investors, sponsored by Continuing Education Institute.
- Jan 2006 *Real Estate Roundtable*, presented at the Belo Mansion in Dallas, sponsored by Texas Lawyer.
- June 2005 *How to Buy or Sell Real Property*, authored and presented at the request of the Dallas Bar Association.
- Feb 2004 *Let me Speak to the Lawyer! Now!!* Authored and presented a seminar article for the National Association of Residential Property Managers.
- Jan 2003 *Understanding TAA Forms*, authored and presented to Apartment Association of Greater Dallas Legal Services Program.
- June 2001 *Let me Speak to the Attorney!* Commentary on national real estate issues authored and presented to the National Apartment Association 2001 Education Conference & Exposition in Las Vegas, Nevada.
- Nov 1999 *Commentary on the Fair Credit Reporting Act*, authored and presented to the Apartment Association of Greater Dallas Legal Services Program.
- Nov 1999 *Review of Statutes and Rules and the TREC's View of Your Duties*, authored and presented to the Institute of Real Estate Management.
- Oct 1996 *Broker Disclosures and Liabilities*, authored and presented to the State Bar of Texas in Houston and Dallas, regarding dealing with Real Estate Professionals as Plaintiffs, Defendants, and Witnesses.

PROFESSIONAL ASSOCIATIONS AND AFFILIATIONS

State Bar of Texas
Dallas Bar Association
Texas Board of Legal Specialization
College of the State Bar of Texas
North Texas Commercial Association of REALTORS®, Inc.
MetroTex Association of REALTORS®, Inc.
Apartment Association of Greater Dallas
National Association of Residential Property Managers Continuing Education Institute