



Foreclosure Defense

If you and your family have been struggling financially and fear that the only solution left is to give in to foreclosure, call us today! The foreclosure defense attorneys at our firm are exceptionally skilled and have extensive training in the law on how to fight against foreclosure. Do not give up hope simply because you are unsure where to turn! At our office, we have helped many of Florida residents save their homes and find a means to fight off foreclosure, and we may be able to help you too!

Your legal representative will be capable of advising you on the proper steps to sufficiently build a defense in order to save your home. We can also offer you helpful guidance regarding potential alternatives or options, such as a loan modification, or short sale to foreclosure.

TIPS:

- The Property Owner has 20 days to file a written response to a Mortgage Foreclosure Complaint or may waive rights to defend.

Landlord Tenant Law



A contract or rental agreement should be drafted by an experienced real estate attorney.

TIPS:

- Do not sign the contract if you do not understand all the terms.
- A Landlord must give a Tenant a written notice before starting the eviction process.
- A Tenant must give a Landlord a written notice of non compliance before withhold rent.

Our goal is to create opportunities for you to prevail in your dispute, and to provide you with the value that results from having an efficient, seamlessly integrated team for addressing any case or controversy on which we are engaged.

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Findlay Stokes Law Firm

**REAL ESTATE TRANSACTIONS
TITLE & CLOSING SERVICES
FORECLOSURE DEFENSE**

Integrity ~ Service ~ Results: these values are not always associated with attorneys or the practice of law; however, at our firm, we stress these principles in our work each day. We provide our clients and their families throughout South Florida with outstanding personal service and realistic results in a timely, cost-effective manner.



Tanishia Findlay Stokes, Esq.

Real Service!

Findlay Stokes Law Firm

When you are looking for both legal representation and professionalism, Findlay Stokes Law Firm has the **experience** and **professionalism** you need and will offer you what you want. We give personal attention to each case & legal service at an affordable fee. Whether dealing with a will, real estate transaction, title and closings, landlord tenant disputes, or mortgage foreclosure our team of experienced lawyers will ensure that you receive the guidance, counsel, and legal representation you need in order to get the results you deserve.



We **represent** clients all over the state of Florida, including Miami-Dade County, Broward County, Palm Beach County, and Port St. Lucie County. The attorneys at our firm stand ready to assist. We will give you an honest assessment of your case considering the facts, case law, and our extensive experience .

954-986-1778

Real Integrity!



Real Estate Title & Closings

Our real estate practice includes acting as your escrow and attorney title closing agent for residential and commercial properties. We underwrite title insurance policies through the Attorney Title Fund. An attorney reviews all closing and loan documents and is present at all of the closings.

When you contact our office and schedule a consultation, you can be confident that we will take the time to listen and educate you on what the law allows and provide you with a consultative approach, fully explaining all your options.

Residential Real Estate

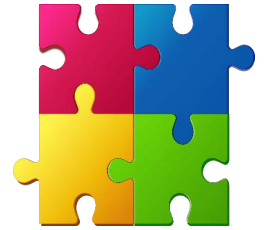
As soon as you decide to purchase or sell a residence, contact our firm to determine the best method to structure the transaction.

Buyers: We assist our clients with drafting contracts and amendments, consulting with the mortgage financing, handling escrows and deposits, mediating disputes, and closing the transaction. We coordinate with all parties involved in the real estate transaction including but not limited to:

www.findlaystokes.com

Real Results!

Realtors®
Mortgage Brokers
Banks
Surveyors
Sellers Attorneys



Sellers: We assist our clients with drafting all documents necessary to convey and/or transfer title to the buyer. We verify the Buyer's ability to close the transaction and monitor all contractual contingencies. Our firm verifies all taxes, mortgage payoffs, and association fees. We confirm all items on the closing disclosure, and represent our clients in the closing. Any issues that arise in the transaction are handled promptly, and with our guidance, the closing will seem effortless.

Commercial Real Estate

Our Commercial Real Estate Practice brings a wealth of experience in helping clients evaluate both the business and legal issues that affect the real estate industry and is experienced in handling diverse commercial real estate transactions. As appropriate, we team with a global network of Tax, Environmental, Litigation, Bankruptcy, Corporate, and Immigration Practice attorneys.

We have hands-on experience assisting and advising clients in reaching their objectives. Our value arises out of creative and innovative solutions to industry challenges, understanding our client's business and its transactions. Within this framework we work with our clients to expedite, facilitate and achieve successful business outcomes.

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