Chapter 15

Real Estate Collateral

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§ 15:1 Introduction

Real estate law varies sufficiently from state to state to preclude detailed attention here. However, certain considerations must not be overlooked.

§ 15:2 Future Advances

Many states, especially those embracing the title theory of mortgages, have conservative views of the nature of those instruments. They regard a mortgage as part of a transaction involving a fixed sum of money paid by the lender to the borrower at the time that the mortgage is executed and repaid by the latter at some future time. Under this theory, a mortgage cannot secure a subsequent advance.

In commercial lending, where the credit extended is as likely to be a line of credit as a term loan, this may present problems that are hardly theoretical.

Counsel must be aware of the techniques that can be used in the particular jurisdiction. If title insurance companies are dominant in the area, the device selected must satisfy them as the de facto supreme court of land law.

Generally speaking, there are three routes around the problem.

§ 15:2.1 Equity Mortgages

An “equity mortgage” may be authorized by local practice. The term properly refers to a mortgage on property already subject to a prior mortgage—a mortgage of the equity of redemption—but the term is used among lenders as a special form of mortgage securing a variable or indeterminate debt.

§ 15:2.2 Statutory Open-End Mortgages

Some states have special statutes creating “open-end mortgages,” which may specifically secure present and future obligations. These laws are often prime examples of nineteenth century
technical draftsmanship, and adherence to the statutory form is usually mandatory.

§ 15:2.3 Alternative Loan Structures

Finally, one can avoid the problem by dividing the transaction into a fixed-term loan secured by real estate and a separate loan, which may be open-ended, against other collateral.

This last alternative is generally a bit awkward (unless it conforms to the actual intent of the lender) and should be avoided unless it is impossible to do otherwise. It may also create problems of cross-collateralization.

§ 15:3 Mortgage on Individual's Residence

If the real estate collateral happens to be the residence of the borrower or a guarantor, consumer protection laws may have some effect, even on a commercial loan transaction (see section 17:7). To minimize some of these effects, the lender might consider structuring the transaction as a loan to an entity, guarantied by the individual.

§ 15:4 Mortgage as Fixture Filing

Most commercial mortgages contain an elaborate description of included fixtures. It is useful to insure that such a provision is included in the mortgage, even if it requires a bit of extra typing, and that it complies with the required wording of Article 9 for a fixture filing. A mortgage that doubles as a fixture filing does not have to be continued every five years, as would a separate financing statement. This can be useful.

§ 15:5 Third Parties

§ 15:5.1 Collateral Assignment of Leases and Rents

If the collateral taken is real estate in which there are tenants other than the mortgagor, consider taking an assignment of leases and rents, as illustrated in Form 15.1. In such a case, you should follow Hillman's Rule and treat the leases and rents as if a court would deem them general intangibles or accounts (and thus personalty), by also filing a financing statement like the one in Form 15.2.
§ 15:5.2  **Attornment by Tenants**

In most real estate deals, a significant component of the collateral value is the quality of the leases. The loan officer and the credit department assess the economic value of the leases, but it is counsel’s job to preserve that value through appropriate documentation.

Simply getting a copy of the lease is not enough. One needs an *estoppel certificate* from any important tenant. The certificate serves two purposes—it provides a snapshot of the lease transaction, and it gives the lender some protection against any changes in that snapshot. For example: What documents constitute the lease agreement? Is the tenant really the entity we think it is? Is the tenant current on its rent? Has it prepaid any rent? Has the tenant lived up to its other obligations? Has the borrower/landlord?

An estoppel certificate answers these and other basic but important questions. Form 15.3 is a fairly common example. Some courts hesitate to bind tenants to the terms of estoppel certificates, so this form makes the tenant own up to the fact that the lender will rely on the certificate in making the loan.

The lender should also consider getting an *attornment agreement* from the tenant. This document simplifies any mortgage foreclosure proceeding and sets the rules of engagement between the lender and the tenant after the foreclosure. The lease is made subordinate to the mortgage, so it neither impedes nor survives a foreclosure. In exchange, however, the tenant gets a “virtual lease.” As set forth in Form 15.4, the foreclosing lender takes the property and the right to collect rent, free of most claims the tenant might have against the landlord. The tenant gets to stay in possession, so long as it fulfills its lease obligations. The form also bars the tenant from eroding or destroying the value of the lease through modification, termination or surrender.

Dealing with third parties is not like dealing with the borrower, and tenants are a special case. The tenant does not have (or at least it does not see that it has) any stake in the loan transaction. All the tenant wants is to be left alone to conduct its own business. The tenant certainly does not want to hire a lawyer to interpret some bank document. Therefore, these tenant documents should stick as close to plain English as one can manage.

Counsel should also provide drafts of these forms early in the documentation process, to give the borrower time to round up signatures and address the inevitable tenant questions.
§ 15:5.3  **Collateral Assignment of a Mortgage**

Taking a collateral interest in a mortgage involves some of the same principles as taking an assignment of leases. Perfect as to the promissory note (an instrument) by taking possession, with an endorsement to the lender. Perfect as to the mortgage by recording an appropriate assignment in the real estate records. Case reporters are full of examples of creditors who did one or the other, but not both.

Article 9 of the UCC allows the lender to perfect its interest in the note by filing, but the prudent lender will take possession.

§ 15:6  **Construction Financing**

The construction lender wants to make sure it is getting bricks-and-mortar value for its loans, but a half-finished construction project is rarely worth half the value of a completed, operating project. If the borrower stumbles and falls, the lender might need to put the mess back together and finish the project. From these practical concerns, we derive the particular documentation needs for construction loans.

Let’s start with a sample construction loan agreement (Form 15.5).

§ 15:6.1  **Conditions on Loan Advances**

There are three sets of loan advances under a construction loan—the initial advance (usually to cover acquisition of the site and/or reimbursement for certain project costs), periodic advances as work progresses, and the funding of retainage to the contractor. All have in common the need for a formal “draw request” with extensive supporting documentation, as in section 2(e) of our sample agreement.

Each type of advance has its own particular pre-conditions.

For the initial advance, you see the types of conditions we saw in Chapter 8, but the borrower must also line up all parts of the construction project:

- Construction contract.
- Plans and specifications.
- Permits and other approvals for the project.
- Proof that the borrower has put up its share of the construction budget.
– Proof that the site has public access and sufficient utilities.
– Builder’s risk insurance is in place.

The second tier of conditions is designed to make sure the project is moving in the right direction. The title must be clear, as confirmed by a title examination, an updated endorsement to the title insurance policy, and lien releases. If the work has affected boundaries or set-backs, the lender may also require an updated survey. In our sample, the lien releases from subcontractors and suppliers must come from whoever was supposed to be paid with the previous advance. (In many states, a prospective mechanics lien waiver is invalid, and the contractor usually finds it easier to round up all the releases when, rather than before, it hands out the checks.)

The project also needs to be on schedule and within budget. For this, the lender may also want the eyes, ears, and advice of its own construction professional. Our sample form combines broad power in the lender’s consultant with a clear demarcation of liability for any defects:

Construction Consultant.

[1] Services. At Borrower’s expense payable on demand, Lender may retain the Construction Consultant for the following purposes:

(A) to advise Lender as to the accuracy and sufficiency of the Project Documents for their intended purposes;
(B) to assure that the work and materials provided for in the Construction Contract, the subcontracts, and other contracts related to the Project are required by the Plans and Specifications;
(C) to advise Lender as to the accuracy and completeness of Borrower’s representations and warranties to Lender related to the Project;
(D) to make periodic inspections (approximately at the date of each Draw Request) for the purpose of assuring that construction of the Improvements to date is in accordance with the Plans and Specifications, approve Borrower’s then current Draw Request as being consistent with the Plans and Specifications, the Project Approvals and the requirements of this Agreement, and advise Lender
of the anticipated cost of and time for Completion of Construction of the Improvements and the adequacy of any contingency reserve;

(E) to review proposed change orders and other proposed changes to any Project Document; and

(F) to advise Lender as to any other aspect of the Project on which Lender may seek advice.

(2) Limitation of Liability. Without limiting any other provision of this Agreement, neither Lender nor the Construction Consultant: (A) makes any representations or warranties of any kind as to the Improvements, including warranties of habitability, warranties of fitness, warranties of fitness for a particular purpose, or warranties as to the absence of defects, and all such warranties are hereby disclaimed, (B) shall have any other liability to Borrower or to any other Person on account of services performed by the Construction Consultant, any neglect or failure by the Construction Consultant to perform its services, any approval of, or acquiescence to, the condition of any of the Improvements, or the quality of the construction of the Improvements or the absence of any defects in the Project.

(3) Cooperation. Borrower shall, and shall cause the Contractor, Borrower’s Architect, Borrower’s Engineer, and the subcontractors to give Lender and the Construction Consultant prompt access to the Project Documents and the Project and in all other respects to cooperate with Lender and the Construction Consultant.

The conditions for interim advances should also include the types of conditions used for future advances under a line of credit (all initial conditions remain satisfied, and there are no actual or “inchoate” defaults).

The third and final set of conditions ensures the project is completed. In particular, the lender wants verification of these critical points:

- The project is ready for occupancy or sale (as shown by issuance of the certificate of occupancy).
- Key tenants have approved and accepted their space.
- The work really is complete (as certified by the contractor, the architect, the engineer, and the surveyor).
– No one can claim a valid lien for work or materials.
– Permanent insurance is in place.

§ 15:6.2 Representations and Warranties

The lender should be given more assurances than the “standard” reps and warranties found in most loan agreements:

– The project must be feasible. Does the project meet all legal requirements? Is the site buildable? Are the plans and specifications complete? Are all permits in place? Does the site have access to a public street? Does it have adequate utility service? For independent verification, a certificate from the project engineer is helpful (Form 15.8).

– All the details about the relevant construction arrangements must be ascertained. What are the exact and complete terms of the borrower’s agreements with the contractor? With the architect? With the engineer? What about major subcontracts?

– The site must be environmentally “clean.” (Form 15.5 leaves most of the environmental issues to a separate indemnity agreement, discussed in Chapter 21.)

– The lender needs a first-priority secured interest in the project. Are the lender’s security documents doing their jobs? Has anyone furnished labor or materials that could create a mechanics lien? Are taxes and assessments paid up? Could anything else give rise to a lien?

§ 15:6.3 Covenants

The borrower should be accountable for the project going as planned. The project ought to start on time, move according to schedule, stay within budget, and stick to the plans and specifications. For example:

[b] Construction. Borrower shall:

1. commence construction of the Improvements within seven (7) days from the date of this Agreement;
2. diligently construct the Improvements according to the Construction Schedule and the Project Budget;
achieve Completion of Construction on or before the Completion Date, all according to the Plans and Specifications, the Requirements, the Project Approvals, and this Agreement;

timely comply with all Requirements and Project Approvals;

use Advances solely to pay Project Costs according to the Project Budget;

pay all Project Costs in excess of the amount of the Loan, regardless of amount;

promptly correct or cause to be corrected any defects in the Improvements or any departure from the Plans and Specifications, the Requirements, or the Project Approvals;

promptly obtain such additional Project Approvals as may become required, necessary or desirable for the construction, operation, and/or maintenance of the Project; and

perform such tests as Lender may reasonably request (including soil tests, water tests, concrete and other structural tests, and electrical and mechanical system tests).

(c) No Deviations. Borrower shall neither:

modify, rescind, cancel, suspend, terminate, or permit to exist any condition that might result in the modification, rescission, cancellation, suspension, or termination of any Project Document;

cause, permit or suffer to exist any deviations from the final Plans and Specifications;

approve or consent to any change order or construction change directive that results in the increase of any line item on the Project Budget; nor

except as specifically approved in writing by Lender, create or suffer to be created or to exist any easement, right of way, restriction, covenant, condition, license or other right in favor of any Person which affects or might affect title to the Project or the use and occupancy of the Project or any part thereof.

There is always the risk that a project will run over budget, however. If the lender sees that happening, the borrower should be the one to come up with the additional funds (section 2(k)).
The insurance requirements also go beyond what we see in conventional loans. Builder’s risk insurance covers buildings and materials during construction, and we will discuss it in more detail in Chapter 20. The lender will also want the shelter provided by the contractor’s general liability, workers compensation, and other insurance, as well as architect’s and engineer’s professional malpractice insurance. Section 5(o) of the sample loan agreement addresses these points.

In some transactions, the parties contemplate that the borrower will not have sufficient cash flow to service the loan until the project is complete, and the lender may require an interest reserve:

At the closing of the Loan, Borrower shall fund and deposit in an account with Lender as an interest reserve (the “Interest Reserve”) an amount equal to the deficiency between the projected net operating income from the Project based on executed leases which provide for the commencement of rent following the expiration of a stated period of time (which period of time is reasonably acceptable to Lender) after the delivery of possession of the subject premises (and which are not conditioned upon the completion of the remainder of the building in which such subject premises is located), and projected interest payments calculated by Lender based on the maximum amount of the Loan and the interest rate in effect under the Note on the date of the Initial Advance plus two percent (2%). Lender may require Borrower to add funds to the Interest Reserve from time to time if any change in the status of the Leases results in an increase in the deficiency as calculated above. Borrower shall make all payments coming due on the Loan, provided, however, that Lender will reserve the right, without Borrower’s request or consent, on any day that interest is due and payable under the Note, to apply the applicable portion of the Interest Reserve to the payment of interest accrued on the Note. The Interest Reserve shall remain in effect until such time as the revenue received by Borrower from the Leases in effect is sufficient (as determined by Lender, and sensitized for interest rate fluctuations) to pay all interest accruing and becoming due on the Loan, at which time the Interest Reserve will be released to Borrower.

This cash flow shortfall may also entail adjusting financial covenants, as with the debt service coverage ratio in our sample loan agreement.
§ 15:6.4 Collateral

The collateral security requirements for a construction loan are greater than those found in many basic mortgage forms.

[A] Mortgage and Security Agreement

The mortgage must secure future advances. As discussed earlier, you should make sure the document complies with applicable open-end mortgage laws. The mortgage also needs to secure any advances the lender makes to complete the project after default.

If local law permits, the mortgage should include a security interest in construction materials. In jurisdictions that frown on combining a mortgage and security agreement, use a free-standing security agreement. The documents should also prohibit the borrower from acquiring materials on conditional sales contracts, leases, or retained title agreements.

[B] Assignment of Permits and Key Contracts

You should get an omnibus assignment of contracts, licenses, permits, etc., of which Form 15.6 is a sample, together with a financing statement as in Form 15.7, and acknowledgments and agreements from the key players (contractor, architect, and engineer).

§ 15:6.5 Remedies

If the project goes into default part way through construction, foreclosure might be the lender’s least attractive remedy. The lender needs the option to step into the borrower’s shoes and complete the project, then foreclose on a complete package.

The power to do this must be explicit, and is usually found in the construction loan agreement. Most remedies provisions are lengthy and worth a close reading:

List of Remedies. Upon the occurrence of any one or more Events of Default, Lender may, without any demand, presentment, protest or notice (all of which are hereby waived), exercise any one or more of the following rights, remedies, powers and privileges:

1. complete all or part of the Project as set forth in [the next section];
2. immediately terminate its Commitment;
3. declare the principal of and interest accrued on the Note to be forthwith due and payable, whereupon the same shall become forthwith due and payable;
obtain the *ex parte* appointment of a receiver in aid of Lender’s rights, remedies, powers, and privileges; and/or

exercise other any right, remedy, power or privilege provided for in any Loan Document or under applicable Law.

Completion of the Project.

If the construction of the Improvements has not been fully completed, Lender may cause the Project to be completed and may enter upon the Land and construct, equip and complete the Project in accordance with the Plans and Specifications, with such changes therein as Lender may, from time to time, and in its sole discretion, deem necessary, appropriate or desirable. Without limiting the steps Lender may take, Lender may in its sole discretion:

(A) use any unadvanced portion of the Loan and/or any of Borrower’s funds or other assets;

(B) employ existing contractors, subcontractors, consultants, materialmen, agents, architects, engineers, or other Persons, or terminate such Persons and employ other Persons on such terms as Lender determines;

(C) employ security to protect the Project;

(D) use or dispose of any Personal Property;

(E) execute, deliver, file and record all applications, certificates or other documents on Borrower’s behalf as may be required by any Governmental Unit, any Requirement, or any Project Document;

(F) pay, settle or compromise all existing and future claims that are or may become Security Interests in the Project or necessary, appropriate, or desirable to complete construction of the Improvements;

(G) complete the marketing, leasing, and/or sale of the Project as Lender deems necessary, appropriate or desirable;

(H) prosecute and defend all actions and proceedings in any way related to the construction of the Improvements or in any other way affecting the Project; and

(I) take such other action, or refrain from taking such action, as Lender may from time to time determine.
Borrower shall be liable to Lender for all costs paid or incurred for the construction, equipping and completion of the Project, whether the same shall be paid or incurred pursuant to the provisions of this Section or otherwise, and all payments made or liabilities incurred by Lender hereunder of any kind whatsoever shall be deemed Advances made to Borrower under this Agreement and shall be secured by the Security Documents. To the extent that any costs so paid or incurred by Lender, together with all other Advances made by Lender hereunder, exceed the amount of the Loan, the amount of such excess costs shall be added to the Loan, and Borrower’s obligation to repay the same, together with interest at the rate specified in the Note, shall be deemed to be evidenced by this Agreement and secured by the Security Documents. If Lender takes possession of the Project and assumes control of such construction as aforesaid, it shall not be obligated to continue such construction longer than it shall see fit and may thereafter, at any time, change any course of action undertaken by it or abandon such construction and decline to make further payments for the account of Borrower whether or not the Project shall have been completed.

Manner of Exercising Remedies. Each and every remedy of Lender shall be cumulative and shall be in addition to every other remedy given under any Loan Document or now or hereafter existing under any applicable Law.

Power of Attorney. For the purposes of Lender’s exercise of any of its rights, remedies, powers and privileges, Borrower hereby irrevocably constitutes and appoints Lender its true and lawful attorney-in-fact, with full power of substitution, to execute, acknowledge and deliver any instruments and do and perform any acts in the name and on behalf of Borrower. The power vested in such attorney-in-fact is, and shall be deemed to be, coupled with an interest and irrevocable.

In addition to more conventional remedies, you can see that the lender can finish all or only part of the project, and it can change the project, depending on what it sees as its best exit strategy.

Next come the resources needed to implement this remedy. In many default situations, the borrower is behind in paying its contractor and professionals. To avoid paying twice for the same work, and to assure the cooperation of these parties, the prudent lender will try to get them to agree up-front to keep working under
the lender’s direction, without looking for back pay. Form 15.9 is a sample contractor’s agreement, and Form 15.10 is a sample architect’s agreement based on an alternative model.

§ 15:6.6  **Sale of Individual Units**

The borrower/developer’s ultimate goal may be to sell off individual lots or completed units. Until the loan is paid off, the parties will want an agreed “release price” to be paid on the loan in exchange for the lender’s release of the individual piece of the overall project. The lender will also want to make sure that its equity cushion improves with each individual sale and that each sale is legitimate. Here is a sample clause for the release of individual homes:

Subject to the following terms and conditions, Borrower may sell individual dwelling units (each a “Unit”) in the Project:

[a]  Lender’s obligation to release a Unit from the Mortgage is subject to the satisfaction of the following conditions precedent with respect to such Unit:

(1)  Borrower shall have entered into a written agreement for the arms-length sale of the Unit, on terms satisfactory to Lender, and shall have given a copy of such agreement to Lender at least twenty (20) days before the earliest proposed closing date on such sale.

(2)  As of the date on which Borrower closes on the sale of the Unit: (i) all of the conditions set forth in [section stating conditions precedent to the lender’s making construction advances] of this Agreement shall remain satisfied; (ii) all representations and warranties of Borrower in any Loan Document shall be true with the same force and effect as if made on such date; and (iii) no Event of Default and no event that with notice, lapse of time or otherwise would become an Event of Default, shall have occurred and be continuing.

(3)  Borrower shall have paid to Lender an amount equal to the greater of $[omitted] or [omitted]% of the aggregate sales price for such Unit in immediately available funds (the “Partial Payment”). The amount paid to Lender shall be applied to the Loan in accordance with the terms of the Note and may not be re-borrowed.
The foregoing conditions precedent exist solely for Lender’s benefit, and Lender in its sole discretion shall determine whether they have been satisfied.

Lender shall issue a partial release of the unit from the mortgage within thirty (30) days after receipt of the satisfaction of the foregoing conditions precedent. Lender’s partial release shall be in such form as Lender may determine, so long as it is in recordable form. The partial release shall not affect the Obligations except to the extent of the Partial Payment.

§ 15:7 Planning Ahead

Traditionally, construction loans required monthly interest payments (sometimes funded by a reserve as discussed above) with principal due in full shortly after the anticipated completion date. This has largely given way to an interest-only loan during construction that converts to an amortizing term loan.

If the “permanent” terms are known at closing, they can be incorporated into the documentation, as in Form 15.5. Even in a traditional loan, the parties may prefer to modify the note and loan agreement after the project is complete, rather than re-document the loan. Therefore, if local real estate law permits, your mortgage should specifically allow for amendments to the obligation. As you will see in Chapter 24, this helps protect the priority of your mortgage.