



EVANS LAW
REAL ESTATE · CONSTRUCTION · LAND USE

NAVIGATING REAL ESTATE LITIGATION:

A COMPREHENSIVE GUIDE FOR
MARYLAND RESIDENTS

EVANS LAW

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MATT EVANS

FOUNDER OF EVANS LAW

"Our formidable team is large enough to handle some of the region's most complex real estate and construction litigations and transactions, yet responsive enough to provide the kind of quality client service that is not normally found in larger firms. We strive to build long-lasting relationships with our clients through many years, as they grow in their roles as investors, developers, and business owners."



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CHAPTER 1: OVERVIEW

Real estate litigation is a complex field of law that deals with disputes arising from the ownership, use, or transfer of real property. These disputes can involve a wide range of issues, including breach of contract, boundary disputes, zoning violations, landlord-tenant disputes, and many others. As such, this is a critical area of law that requires the expertise of experienced real estate litigation lawyers.

Real estate litigation is a growing area of law, as more and more residents become involved in disputes related to their properties. Whether you are a property owner, a landlord, or a tenant, it is important to understand the intricacies of this type of litigation and to work with a skilled attorney who can help you navigate the legal system.



THE BENEFITS OF THIS GUIDE FOR MARYLAND RESIDENTS

If you are involved in a real estate dispute in Maryland, it is important to educate yourself about the legal system and your rights as a property owner, landlord, or tenant. This guide has been designed to provide you with a thorough understanding of real estate litigation in Maryland. It covers a wide range of topics, including:

THE BASICS OF REAL ESTATE LITIGATION IN MARYLAND:

THIS GUIDE INTRODUCES YOU TO SOME OF THE FUNDAMENTALS OF THE LEGAL SYSTEM IN MARYLAND, INCLUDING THE COURT SYSTEM AND THE LAWS THAT GOVERN REAL ESTATE LITIGATION.

TYPES OF REAL ESTATE DISPUTES:

WE WILL COVER SOME OF THE MOST COMMON TYPES OF REAL ESTATE DISPUTES IN MARYLAND, INCLUDING BREACH OF CONTRACT CLAIMS, BOUNDARY DISPUTES, ZONING VIOLATIONS, AND LANDLORD-TENANT DISPUTES.

THE ROLE OF A MARYLAND REAL ESTATE LITIGATION LAWYER

WE WILL EXPLAIN THE ROLE THAT A REAL ESTATE ATTORNEY TYPICALLY PLAYS IN THE LITIGATION PROCESS.

TIPS FOR HIRING A MARYLAND REAL ESTATE LITIGATION LAWYER:

WE WILL PROVIDE YOU WITH SOME HELPFUL TIPS FOR FINDING AND HIRING THE RIGHT ATTORNEY FOR YOUR CASE.

STRATEGIES FOR RESOLVING REAL ESTATE DISPUTES:

WE WILL COVER THE VARIOUS STRATEGIES THAT CAN BE USED TO RESOLVE REAL ESTATE DISPUTES, SUCH AS NEGOTIATION, MEDIATION, ARBITRATION, AND LITIGATION.

We hope that this guide gives you a better understanding of the legal system in Maryland and the types of real estate disputes that can arise. We also hope you will be better equipped to choose the right attorney for your case, so you are in the best possible position to achieve a fair and satisfactory outcome.

CHAPTER 2: COMMON TYPES OF REAL ESTATE LITIGATION

Real estate is a multifaceted area of law that involves a wide range of potential legal issues. In this chapter, we will cover some of the most common types of real estate litigation, including breach of contract, quiet title, construction litigation, specific performance failure, boundary disputes, and other common types of litigation.



Breach of Contract
Quiet Title
Construction Litigation
Specific Performance Failure
Boundary Disputes
Other Types

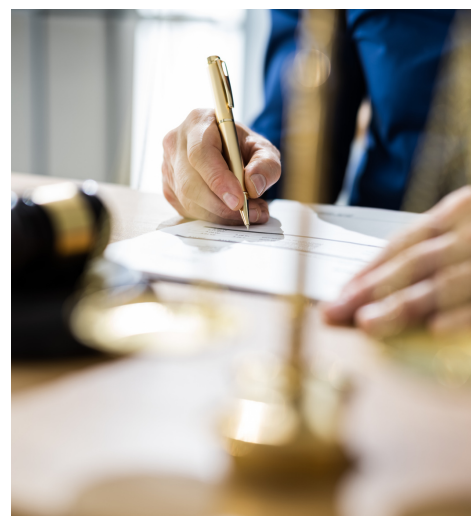


BREACH OF CONTRACT

Breach of contract is one of the most common types of disputes that can result in real estate litigation. A case like this can arise when one party fails to fulfill their obligations under the contract. When a breach of contract occurs, the non-breaching party may seek monetary damages or specific performance, which requires the breaching party to fulfill their obligations under the contract. The type of legal relief that is sought will depend on the specific circumstances of the case.

To prevail in a breach of contract case, the non-breaching party must prove several different elements:

1. The existence of a valid contract
2. Sufficient evidence that the other party breached the contract
3. Proof that the breach which occurred resulted in compensable losses (i.e., damages).



Breach of contract is one of the most common types of disputes that can result in real estate litigation.

Examples of Breach of Contract

An example of a breach of contract case in the real estate context might involve a buyer who enters into a contract to purchase a property but then fails/refuses to close the transaction. The seller, in this case, may seek damages to compensate for any losses that were incurred as a result of the buyer's breach. Alternatively, the seller may seek specific performance to force the buyer to complete the purchase.



Our Mission

At its core, Evans Law serves its clients in one of two categories: transactions and disputes. When the topic is real estate, construction, or land use, we are equally capable in the boardroom and the courtroom. Whether through a favorable negotiation or an exhaustive litigation process, **we are simply driven to advance our clients' goals.**

Another example could involve a contractor who is hired to build a custom home for a homeowner. If the contractor fails to complete the project on time or within the agreed-upon budget, the homeowner may seek damages for the additional costs incurred as a result of the contractor's breach. If the contractor's work is of poor quality or not in compliance with the agreed-upon plans and specifications, the homeowner may seek to have the contractor correct the defects or complete the work as agreed.

QUIET TITLE



Quiet title is another common type of real estate dispute. This type of case arises when there is a dispute over who owns a particular piece of property. This might occur when there is a defect in the chain of title, such as a prior owner who did not properly convey their interest in the property.

In a quiet title case, the plaintiff seeks a court order declaring them the rightful owner of the property. To prevail, the plaintiff must prove that they have a valid claim to the property and that there is no dispute over their ownership.

An example of a quiet title case might involve a property owner who discovers that a prior owner failed to properly convey their interest in the property, resulting in a cloud on the title. The current property owner may file a quiet title action to clear the title and establish their rightful ownership of the property. This may involve locating the prior owner or their heirs and obtaining a quitclaim deed to resolve the issue.

Another example could involve a property owner who discovers that a neighbor is claiming an interest in their property due to an alleged easement or boundary dispute. In this case, the property owner may file a quiet title action to resolve the dispute and establish the correct boundary or easement rights.

CONSTRUCTION LITIGATION

Construction litigation arises when there are disputes over construction projects. This might include disputes over design, delay, or defective workmanship.

Construction litigation can be complex and expensive and often requires expert testimony to resolve. To prevail in a construction litigation case, the plaintiff must prove that there was a breach of contract or a breach of the standard of care and that this breach resulted in compensable damages.

An example of a construction litigation case might involve a property owner who hires a contractor to build an addition to their home. If the contractor fails to properly construct the addition, resulting in water leaks, structural issues, or other defects, the property owner may seek damages to compensate for the cost of repairing the defective work or bringing the addition into compliance with the agreed-upon plans and specifications.

Another example could involve a dispute over a construction delay. If a contractor fails to complete a project on time and the delay results in additional costs for the property owner, the owner may seek damages to compensate for the additional expenses incurred as a result of the delay.

SPECIFIC PERFORMANCE FAILURE

Specific performance is a common remedy in real estate litigation cases. It requires the breaching party to fulfill their obligations under the contract. However, specific performance is not always possible, particularly in cases involving unique properties or services



In cases where specific performance is not possible, the non-breaching party may seek monetary damages. To prevail in a specific performance failure case, the non-breaching party must prove that the other party breached the contract, that specific performance is not possible, and that damages are an appropriate remedy.

An example of a specific performance failure case might involve a buyer who enters into a contract to purchase a unique or historic property. If the seller breaches the contract and refuses to sell the property, the buyer may seek specific performance to force the seller to complete the transaction. However, if the property has already been sold to another buyer or is otherwise unavailable, specific performance may not be possible. In this case, the buyer may seek damages as compensation for their losses.

BOUNDARY DISPUTES

Boundary disputes are another common type of real estate dispute that could result in litigation. These disputes arise when there is a disagreement over the location of a property boundary. This might occur when there is a dispute over a shared driveway or when a neighbor builds a fence that encroaches on another property.

To prevail in a boundary dispute case, the plaintiff must prove that they have a valid claim to the property and that the other party is trespassing on their land. This may require a survey or other expert testimony to establish the location of the boundary.

An example of a boundary dispute might involve two neighbors who disagree over the location of their shared property line. One neighbor may believe that their property extends several feet beyond the other neighbor's fence, while the other neighbor may believe that the fence accurately marks the boundary.

In this case, the neighbors may need to obtain a professional survey to determine the true location of the boundary. If the survey shows that the fence encroaches on one neighbor's property, that neighbor may seek to have the fence moved or may seek damages for the encroachment.



OTHER COMMON TYPES OF REAL ESTATE LITIGATION

In addition to the types of real estate litigation discussed previously, there are several other disputes that could arise in the context of real estate transactions and property ownership that may need to be litigated.

ZONING AND LAND USE DISPUTES

Zoning and land use disputes often arise when a property owner seeks to develop or use their property in a way that is inconsistent with local zoning regulations or when a neighboring property owner objects to a proposed development. These disputes may involve issues such as building height restrictions, density limits, or allowable uses for a property.



To resolve zoning and land use disputes, the parties may need to participate in administrative hearings, negotiations, or other legal proceedings. It is essential to have an experienced real estate litigation attorney who understands the complexities of local zoning laws and regulations to navigate these disputes effectively.

Other Common Types of Real Estate Litigation

EASEMENT & RIGHT OF WAY DISPUTES

Easement and right-of-way disputes can arise when there is a disagreement over the use or extent of an easement on a property. These disputes may involve issues such as access to property, the scope of an easement, or the termination of an easement.



HOMEOWNERS' ASSOCIATION DISPUTES

Homeowners' association (HOA) disputes can involve disagreements over assessments, maintenance responsibilities, architectural control, or other issues arising under the governing documents of a community association.

For example, if an HOA levies an assessment that a homeowner believes is unfair or unwarranted, the homeowner may challenge the assessment through the appropriate legal channels. Alternatively, if an HOA fails to maintain common areas as required by the governing documents, a homeowner may seek legal action to compel the HOA to fulfill its obligations.



TITLE DISPUTES

Title disputes can arise when there are conflicting claims to ownership or interests in a property. These disputes may involve issues such as liens, encumbrances, or competing claims to ownership by multiple parties. Resolving title disputes may require negotiation, mediation, or litigation, and often involve a thorough examination of property records, deeds, and other relevant documentation.

COMMERCIAL LEASE DISPUTES

Commercial lease disputes can arise between landlords and tenants over issues such as rent payments, maintenance responsibilities, lease renewal terms, or the interpretation of lease provisions. These disputes can be resolved through negotiation, mediation, arbitration, or litigation.



Client Testimony

Evans Law takes the legal issues around owning commercial property off my plate. They are responsive and great to work with.

-A.A. ★★★★★

For example, if a commercial tenant fails to pay rent or breaches other lease terms, the landlord may seek legal action to recover the unpaid rent, terminate the lease, or enforce the lease provisions. Conversely, if a landlord fails to maintain the leased premises or interferes with the tenant's use of the property, the tenant may seek legal remedies to enforce their rights under the lease.

CHAPTER 3: THE REAL ESTATE LITIGATION PROCESS

When real estate-related disputes cannot be resolved outside of court, litigation becomes necessary. In this chapter, we will discuss the real estate litigation process and its various stages, including filing a complaint, pre-trial discovery, mediation and arbitration, trial, and appeals.

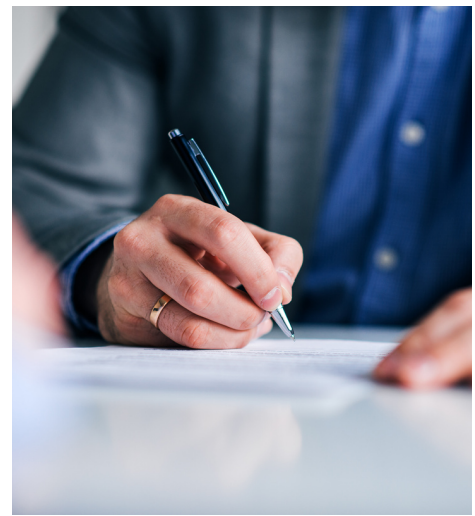


Filing a Complaint
Pre-trial Discovery
Mediation & Arbitration
Trial
Appeals



FILING A COMPLAINT

The first step in real estate litigation is filing a complaint. A complaint is a document that outlines the issues in dispute and the legal claims being made. The complaint must be filed with the appropriate court and served on the other party.



Typically, the complaint will include:

1. A brief summary of the facts.
2. The legal claims being made.
3. A request for relief.

The other party will then have a certain amount of time to respond to the complaint, depending on the jurisdiction

A complaint is a document that outlines the issues in dispute and the legal claims being made.

FILING A COMPLAINT

When filing a complaint, it is crucial to include all relevant facts and allegations in a clear and concise manner. The plaintiff, the party initiating the lawsuit, must also ensure that the complaint is filed within the applicable statute of limitations. This is the time limit within which a claim must be filed, and it varies depending on the type of claim and jurisdiction. Missing the deadline can result in the case being dismissed.

After the defendant, the party against whom the lawsuit is filed, receives the complaint, they must file an answer. The answer will typically admit or deny the allegations made in the complaint and may also assert any defenses or counterclaims. If the defendant fails to respond within the allotted time, the plaintiff may seek a default judgment, which can result in the court granting the relief requested without a trial.



PRE-TRIAL DISCOVERY



After the complaint is filed and the other party has responded, the next step is pre-trial discovery. This is the process where both parties exchange information and evidence related to the case.

This process can include written discovery, such as interrogatories and requests for the production of documents, as well as depositions of witnesses. The purpose of pre-trial discovery is to allow both parties to gather as much information as possible so they can make informed decisions about the case.

During pre-trial discovery, both parties may file motions with the court to address various issues. These motions can include requests for summary judgment, which seeks a ruling in favor of one party without a trial, or motions to compel discovery if one party is not cooperating with the discovery process. The court may also hold hearings or conferences to discuss and resolve any discovery disputes or procedural matters.

It is essential for both parties to comply with discovery requests and court orders. Failure to do so can result in sanctions, such as fines, exclusion of evidence, or even dismissal of the case.

MEDIATION AND ARBITRATION

Before trial, the parties may attempt to resolve the dispute through mediation or arbitration. Mediation is a process where a neutral third party facilitates negotiations between the parties to reach a settlement. Arbitration is similar to a trial, but the decision is made by a neutral third-party arbitrator instead of a judge or jury. Both mediation and arbitration can be less expensive and time-consuming than a trial.

While mediation and arbitration can be effective methods of resolving disputes, they are not appropriate for every case. For example, if the parties have a significant power imbalance or if one party refuses to negotiate in good faith, mediation may not be successful. Similarly, arbitration may not be suitable if the parties cannot agree on an arbitrator or if the issues in dispute are highly complex and require a more formal legal process.

However, when mediation or arbitration is successful, it can save both parties time and money, and it often results in a more amicable resolution of the dispute. More on mediation or arbitration in Chapter 4.

TRIAL

If mediation or arbitration is unsuccessful, the case will proceed to trial. The trial will be presided over by a judge, or in some cases, a jury. At trial, both parties will present evidence and arguments to support their case. The judge or jury will then make a decision based on the evidence presented. The decision can be a verdict in favor of one party or a settlement that resolves the dispute.

During the trial, both parties will have the opportunity to present opening statements, examine and cross-examine witnesses, introduce exhibits, and make closing arguments. The rules of evidence and procedure govern the conduct of the trial, and it is crucial for both parties to be well-prepared and familiar with these rules.

After both parties have presented their case, the judge or jury will deliberate and make a decision. This decision may include a monetary award, an order for specific performance, or another form of legal relief as appropriate. In some cases, the court may also award attorney's fees and costs to the prevailing party.



APPEALS

After the trial, either party may choose to appeal the decision. The appellate court will review the trial court's decision to determine if there were any errors of law or fact that affected the outcome of the case. The appeals process can be lengthy and expensive, but it is an important part of ensuring that justice is served.

If a party chooses to appeal the trial court's decision, they must file a notice of appeal within the required time frame, typically 30 days after the entry of judgment. The appellate court will then review the trial court's decision and the record of the case, focusing on any alleged errors of law or fact. The appellate court may affirm the trial court's decision, reverse it, or remand the case back to the trial court for further proceedings.

CHAPTER 4: ALTERNATIVES TO LITIGATION

Real estate litigation is usually viewed as the last resort in resolving legal disputes. The litigation process can be lengthy and costly, and the outcome is uncertain. For example, you might think you have a rock-solid case, but a judge or jury might not see things the same way, even if you argue your case as effectively as possible. For this reason, parties often prefer to resolve their dispute without having to go through an expensive and protracted court battle.

Fortunately, there are alternatives to litigation that parties can explore to resolve disagreements. This chapter will discuss three of the more common alternatives to litigation: negotiation, mediation, and arbitration. Additionally, we will touch upon some other forms of alternative dispute resolution that may be useful in certain scenarios.



Negotiation

Mediation

Arbitration

NEGOTIATION

Negotiation is a process in which two or more parties come together to discuss their differences in an attempt to reach a mutually beneficial agreement. Negotiating is often the first step in resolving a dispute. It is a straightforward and flexible process that can be conducted in person, via phone or videoconference, or through written communication.

Negotiation allows the parties to have far greater control over the outcome of their dispute. They have the ability to tailor an agreement that meets their specific needs and interests. A successful negotiation also produces a faster resolution than litigation, as the parties can come to an agreement quickly without the need for court proceedings.

Despite its benefits, negotiating can be challenging. It requires strong communication skills, the ability to build rapport with the other party, and a willingness to compromise where possible.

Parties must be willing to listen to each other's perspectives and be open to finding a solution that satisfies all parties involved. If those elements are not present, there is a good chance that the negotiations will not be successful.

MEDIATION



Mediation is a process in which a neutral third party, known as a mediator, assists the parties in trying to reach a resolution. Mediation is a voluntary process, and the mediator does not have the authority to impose a solution that the parties involved are not in full agreement with.

The mediation process is often used when parties have an ongoing relationship, such as in a divorce or business partnership dispute. The process is also private and confidential, allowing parties to freely discuss their disagreements without fear of public exposure.

Mediation offers many benefits over litigation. It is often quicker and less expensive than going to court. It also allows parties to maintain control over the outcome of their dispute, rather than having a judge make the decision for them. And, because the process is conducted in a cooperative rather than a combative environment, mediating can help preserve relationships between the parties, allowing them to continue working together in the future.

Arbitration is a process in which a neutral third party, known as an arbitrator, hears evidence from both sides and makes a decision. Like mediation, arbitration is a faster and less expensive alternative to litigation. The main difference being that the decision that is made by the arbitrator is usually binding, meaning that the parties must adhere to it.

ARBITRATION

Arbitration is often used in commercial disputes, such as construction disagreements. And it may sometimes be used to resolve various other real estate-related legal matters.

Arbitration offers parties the opportunity to choose an expert in the subject matter of their dispute to make a decision. This can be beneficial, as the arbitrator may have a better understanding of the technical aspects of the disagreement than a judge. Additionally, the process is flexible and can be conducted in a manner that is most convenient for the parties involved.



OTHER FORMS OF ALTERNATIVE DISPUTE RESOLUTION

1. EARLY NEUTRAL EVALUATION

This process involves an impartial third party assessing the strengths and weaknesses of each side's arguments and providing a non-binding evaluation of the case.

2. MINI-TRIAL

A miniature trial that involves both parties presenting their case to a panel of neutral advisors, who then provide non-binding recommendations for resolution.

3. COLLABORATIVE LAW

This process involves lawyers for each party working together to reach a mutually beneficial agreement without the need for litigation.

CHAPTER 5: WORKING WITH A MARYLAND REAL ESTATE LITIGATION LAWYER

Real estate transactions and disputes are complex and often involve high stakes. For this reason, it is essential to have the right legal representation to ensure the best possible outcome for your case. Working with an experienced real estate litigation attorney can provide several benefits including:



Legal Knowledge and Expertise

Strategic Planning

Effective Representation



BENEFITS OF WORKING WITH AN EXPERIENCED REAL ESTATE LITIGATION ATTORNEY

1.

LEGAL KNOWLEDGE AND EXPERTISE:

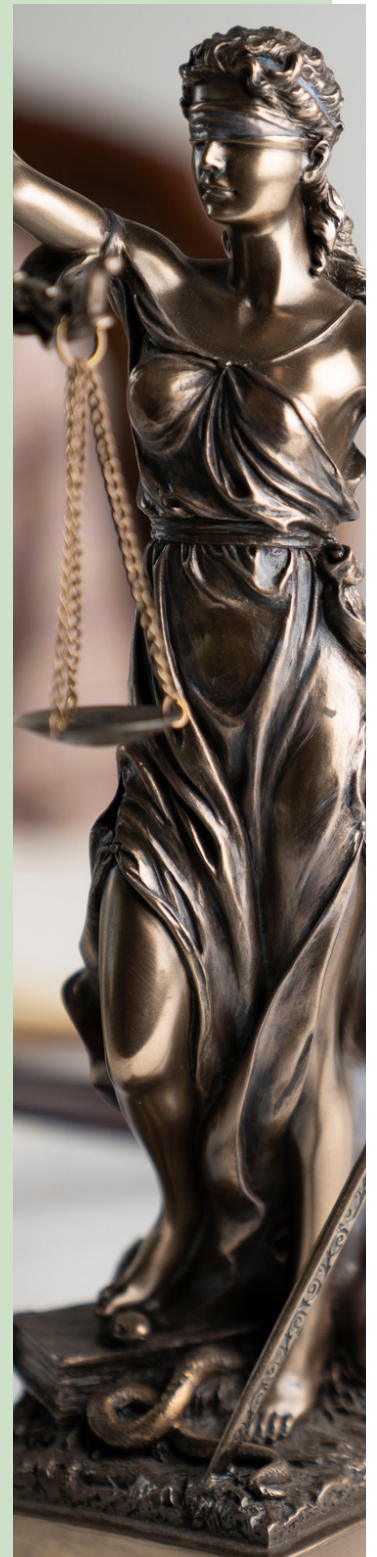
A real estate litigation lawyer has extensive knowledge and expertise in the legal issues related to real estate transactions and disputes, including contract disputes, boundary disputes, landlord-tenant disputes, and zoning issues. They can provide a thorough evaluation of your case, identify potential legal issues, and develop an effective strategy to achieve a favorable outcome

2.

STRATEGIC PLANNING: An experienced lawyer can map out an effective strategy by identifying the strengths and weaknesses of your case, identifying potential issues that may arise, and developing a legal strategy to achieve your goals. This can involve researching applicable laws, regulations, and case law, as well as conducting a thorough investigation of the facts of your case.

3.

EFFECTIVE REPRESENTATION: A real estate litigation lawyer can effectively represent you in negotiations, mediation, arbitration, or court. They can present your case in a persuasive and compelling manner, using their legal knowledge and expertise to obtain the best possible outcome.



HOW TO CHOOSE THE RIGHT LAWYER

EXPERIENCE

- 1 Look for a lawyer with extensive experience in handling cases similar to yours. Ask about their track record of success and their experience working with other lawyers, judges, and clients.

REVIEWS

- 2 Choose a lawyer with a good reputation in the legal community. Check their reviews and ratings online and ask for references from past clients.

COMMUNICATION

- 3 Work with a lawyer who communicates clearly and regularly. You want to be kept informed of the progress of your case and understand the legal issues and strategies involved.

FEES

- 4 Choose a lawyer with a good reputation in the legal community. Check their reviews and ratings online and ask for references from past clients.



Choosing the right real estate litigation lawyer is essential to obtaining a successful outcome in your case.

CHAPTER 6: WHAT TO EXPECT DURING THE LEGAL PROCESS

The legal process for real estate litigation can vary depending on the nature and complexity of your case and how the other party responds. Here are some general steps you can expect:



Consultation

Investigation

Negotiation

Mediation or Arbitration

Litigation

Post Litigation Enforcement



GENERAL STEPS IN THE LEGAL PROCESS

1

CONSULTATION

Your lawyer will meet with you to discuss the details of your case, evaluate the strengths and weaknesses, and develop a plan. During the initial consultation, your lawyer will carefully listen to your concerns, gather information about your situation, and assess the legal issues involved.

This is your opportunity to provide your lawyer with all relevant information about your case, including any documentation, correspondence, or evidence that may be pertinent to the dispute.

Based on this information, they will provide you with an evaluation of the strengths and weaknesses of your case and outline potential strategies for resolution. They will also discuss the potential costs and benefits of pursuing litigation or an alternative dispute resolution.

2

INVESTIGATION

Once your lawyer has a clear understanding of your case, they will begin a thorough investigation to gather and analyze all available evidence. This may involve reviewing contracts, deeds, title records, zoning regulations, and other relevant documents.

Additionally, your lawyer may interview witnesses, obtain expert opinions, or consult with other professionals, such as surveyors or appraisers, to build a solid foundation for your case. The investigation phase is crucial to developing a strong legal strategy, as it allows your lawyer to uncover facts that support your claims or defenses and identify any potential weaknesses that may need to be addressed.

3

NEGOTIATION

In many real estate disputes, negotiation between the parties can result in a mutually agreeable resolution without the need for litigation. During the negotiation process, your lawyer will advocate for your interests and work to achieve a favorable outcome that addresses your concerns and meets your objectives. They will communicate with the opposing party or their counsel to discuss potential settlement terms, exchange settlement offers, and explore creative solutions to resolve the dispute. Negotiation can be an effective and efficient way to resolve real estate disputes, as it often saves time, reduces expenses, and allows the parties to maintain more control over the outcome.

GENERAL STEPS IN THE LEGAL PROCESS

4

MEDIATION / ARBITRATION

If negotiations do not result in a satisfactory resolution, your lawyer may recommend pursuing mediation or arbitration as an alternative to litigation. As we talked about earlier, mediation is a voluntary process in which a neutral third party, known as a mediator, facilitates communication and negotiation between the parties to help them reach a mutually agreeable settlement. Arbitration, on the other hand, involves a neutral third party, known as an arbitrator, who listens to the evidence and arguments presented by each party and then makes a binding decision to resolve the dispute. Your lawyer will advise you on the most appropriate method for your specific case and represent your interests throughout the proceedings.

5

LITIGATION

If all other options for resolving the dispute have been exhausted, your lawyer will prepare to file a lawsuit and represent you in court. Throughout the litigation process, your lawyer will diligently represent your interests, keeping you informed of any developments in your case, and advising you on potential risks and benefits of continuing to trial. At trial, your lawyer will present your case, examine and cross-examine witnesses, introduce evidence, and make persuasive arguments on your behalf to the judge or jury. While litigation can be more time-consuming and costly than alternative dispute resolution methods, it is sometimes necessary to secure a favorable outcome and protect your rights in a real estate dispute.

6

POST-LITIGATION ENFORCEMENT

In the world of real estate litigation, a victorious outcome in court is not always the final chapter of the story. Winning a monetary judgment from a defendant can often present its own set of challenges, namely collecting the awarded funds. The reality is that a judgment does not necessarily guarantee payment. If the defendant does not comply willingly, you may find yourself needing to employ one or more of the various enforcement mechanisms to ensure you receive what is owed.

More on Post Litigation Enforcement

One of the primary post-litigation enforcement tools is a bank account garnishment. If you possess a valid judgment and the defendant has assets in a Maryland bank account, you could potentially garnish those funds to satisfy the judgment. Another option is wage garnishment, where a portion of the defendant's income is set aside to gradually pay off the judgment. These mechanisms can be effective, but they also require a clear understanding of the legal process and a level of diligence in tracking the defendant's financial assets and income.



Our Mindset

A seasoned real estate litigation lawyer can offer invaluable counsel not only on winning your case but also on navigating the often-choppy waters of post-litigation enforcement. Their experience and knowledge can guide you toward the most effective enforcement strategy, ensuring that the victory you've worked so hard for in court translates into real-world results.

Navigating these enforcement avenues exemplifies one of the potential risks of choosing litigation over alternative dispute resolution methods such as negotiation, mediation, or arbitration. The task of extracting your award from a resistant defendant can be a long and arduous process in and of itself, sometimes rendering the victory less beneficial than a negotiated settlement where payment terms are agreed upon by both parties. This is why it is crucial to weigh the potential difficulties of enforcing a judgment against the benefits of a quicker, agreed-upon resolution.

Thank you!

At its core, Evans Law serves its clients in one of two categories: transactions and disputes. When the topic is real estate, construction, or land use, we are equally capable in the boardroom and the courtroom. Whether through a favorable negotiation or an exhaustive litigation process, we are simply driven to advance our clients' goals.

When potential clients reach out to Evans Law, they immediately receive the entire team. One, two, and three attorneys frequently attend a consultation. The client experience is everything at Evans Law, and is something that we have continued to uphold as we approach our 12-year anniversary. We thank you for the opportunity to represent your interests.



*We Are More Than Client-Centered.
We Are Obsessed.*

*We keep in constant contact with our clients
and tailor our services to their actual needs.*



TESTIMONIALS



I CAN'T SAY ENOUGH GREAT THINGS ABOUT THIS LAW FIRM. THEY ARE THE MOST PROFESSIONAL AND HELPFUL GROUP OF PEOPLE I HAVE EVER MET. THEY ARE CONCERNED WITH HELPING AS OPPOSED TO JUST BILLING HOURS. THEY ARE HONEST AND SPEAK IN A LANGUAGE THAT THE "REGULAR" PERSON CAN UNDERSTAND. -TR



I HAVE BEEN WORKING WITH MATT EVANS AND GARY DAMICO FOR SEVERAL YEARS IN THE ANNAPOLIS AREA AND THEY CONTINUE TO DO A GREAT JOB ADVISING AND HELPING OUR REAL ESTATE CLIENTS WITH CONTRACTS AND LEASES. IT IS A PLEASURE TO WORK WITH BOTH OF THEM. -DM



HAD AN ISSUE ARISE WITH OUR HOME CONTRACTOR AND REACHED OUT. WE WERE, FORTUNATELY, ABLE TO RESOLVE OUR CONTRACT DISPUTE WITHOUT HAVING TO BRING IN A LEGAL TEAM. WHILE WE HOPE TO NOT NEED THE USE OF EVANS LAW IN THE FUTURE - WE WOULD 100% USE THEIR SERVICES BASED ON THE CONSULT ALONE. -EM