



Brent C. Shaffer

PARTNER

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As counsel to parties involved in commercial real estate transactions, Brent Shaffer is known for using his experience of over 30 years to focus on the most essential elements and client goals of each transaction, and for his meticulous drafting of documentation to minimize misunderstandings and avoid litigation for each deal as well. Brent takes a practical approach, based largely on his extensive understanding of the reasoning behind common deal requirements.

As commercial real estate transactions grow increasingly complex — with more mixed-use projects, more investors in the debt stack, and more regulation affecting every aspect — Brent's clients rely on him for the advocacy and documentation they need to protect their interests.

FOCUS:

- Representing institutional and local buyers, sellers, developers, and investors in commercial real estate transactions in Delaware and Maryland
- Representing lenders and borrowers in construction and permanent loans real estate, asset-based, and business loans
- Representing nonprofits and lenders in affordable housing transactions
- Rendering transactional opinion letters with respect to Delaware and Maryland law and entities
- Representing landlords and tenants in commercial leases.
- Representing developers and builders in connection with community and condominium association laws and documentation

Practices

- Commercial Real Estate Transactions

Education

- Wake Forest University (M.A., *magna cum laude*)
- Wake Forest School of Law (J.D.)

Bar Admissions

- Delaware
- Maryland

Distinctions

- American College of Real Estate Lawyers, Fellow
- *Chambers USA - America's Leading Lawyers for Business*, Real Estate, 2011 - Present
- *The Best Lawyers in America*®, Real Estate Law, 2013 - Present
- Habitat for Humanity of New Castle County, Inc., Lifetime Achievement Award, 2002

Memberships and Affiliations

- American Bar Association, Section of Real Property, Trust & Estate Law: Council Member; Co-Chair, Publications Committee; *Probate & Property* magazine Articles Editor, Real Property; Past Chair, Assignment and Subleasing Committee
- Committee of 100, Board of Directors and Chair, Education and Scholarship Committee
- Delaware State Bar Association, Real and Personal Property Section, Member
- Maryland State Bar Association, Real Property, Planning & Zoning Section, Member
- Commercial-Industrial Realty Council
- Habitat for Humanity of New Castle County, Inc., Board of Advisors and former President
- *Wake Forest Law Review*, former Executive Editor

Experience

Modular Space Holdings, Inc.

Chestnut Hill Plaza Holdings Corp.

Delaware Community Investment Corporation

Publications

January 1, 2018

New Delaware Loan Title Insurance Endorsements Available

Delaware Banker, Vol. 14, No. 1

April 1, 2017

Can Community and Condominium Association Liens Impair your Delaware Mortgage Loans?

Delaware Banker, Vol. 13, No. 2

March 1, 2017

Splitsville? Can Community and Condominium Association Liens Impair Your Delaware Mortgage Loans?

Delaware Banker, Vol. 13, No. 2

January 1, 2017

Subordination, Attornment and Nondisturbance Agreements

Current Leasing Law & Techniques, Matthew Bender, Vol. 7

December 1, 2016

Lending Law Update - Top Five Ways Banks Can Lose Mortgage Lien Priority

Delaware Banker Magazine, Vol. 12, No. 1

August 1, 2016

The Role of the Lender's Lawyer in Spotting and Fixing Title Problems

Probate & Property, Vol. 30, No. 4

December 16, 2014

NLRB Gone Wild

February 1, 2014

Commercial Real Estate Broker's Lien Acts

Probate & Property, Vol. 28, No. 1

October 11, 2013

Delaware Joins Other States in Permitting Commercial Real Estate Broker's Liens

Mid-Atlantic Real Estate Journal, Vol. 25, Issue 19, p.6A

March 21, 2013

The Sublease and Assignment Deskbook, Second Edition, 2013

March 1, 2013

New Interest In Default Rate Interest Provisions, Lending Law Update

Delaware Banker, p. 34

April 1, 2011

What's in a Name? Time for Banks to Weigh In on UCC Article 9 Revisions

Delaware Banker, Vol. 7, No. 2

April 1, 2010

Confessions of Judgment Not to be Taken for Granted

Delaware Banker, Vol. 6, No. 2

January 1, 2008

Forming the Affordable Housing Nonprofit Developer

Probate & Property

January 1, 2008

Forming the Affordable Housing NonProfit Developer

Probate & Property, January/February 2008

December 1, 2006

"New" Evidence of Property Insurance - Off the Table?

Delaware Banker, Vol. 2, No. 1

September 1, 2003

Sublease Due Diligence

Probate & Property

November 1, 2001

Using Tenant Estoppel Letters to Cut to the Chase

Probate & Property

Events

March 17, 2016

Brent C. Shaffer to present at the American College of Real Estate Lawyers' 2016 Mid-Year Meeting

News

August 15, 2018

42 Young Conaway Lawyers Recognized by Best Lawyers in America, with 4 Attorneys Further Recognized as Lawyers of the Year (Wilmington, DE)

May 4, 2018

23 Young Conaway Attorneys Ranked as "Leaders in their Field" in 2018 Chambers USA

August 15, 2017

41 Young Conaway Attorneys Named in The Best Lawyers In America and Three Attorneys Receive Additional Specialty Recognition as Lawyer of the Year (Wilmington, DE)

May 26, 2017

25 Young Conaway Attorneys Recognized As "Leaders In Their Field" by Chambers USA 2017 Edition

August 17, 2015

36 Young Conaway Attorneys Named In 2016 Best Lawyers in America

April 14, 2015

Brent Shaffer Accepted into the American College of Real Estate Lawyers



May 23, 2014

25 Young Conaway Attorneys Listed As "Leaders in their Field" in Chambers USA for 2014

August 16, 2013

36 Young Conaway Attorneys Named Best Lawyers in America 2014

May 24, 2013

Young Conaway -- Top Ranked in Chambers USA 2013

June 10, 2011

Chambers USA 2011 – 21 YCST Lawyers And More Practice Areas Than Any Other DE Firm!