



## Law Office of Steven C. Vondran

Extreme Service - Excellent Results

### FIRM OVERVIEW

#### I. EXTREME SERVICE / EXCELLENT RESULTS!

The Law Office of Steven C. Vondran is a law firm focused in the area of Real Estate Law. We are a firm that takes CUSTOMER SERVICE and BOTTOM-LINE RESULTS very serious! Accordingly, our guiding principle is embodied in our tagline: "*Extreme Service - Excellent Results*" and we work extremely hard to make this more than just a corporate tagline.

Attorney Steve Vondran is licensed in both Arizona and California and serves real estate clients in both states. He is also a licensed real estate broker in Arizona and California who has worked in residential, commercial, and real estate financing prior to becoming an attorney. Because he knows your business, he is in a position to provide excellent results!

In addition, we provide loan workout, loan modification, foreclosure consulting, debt settlement and bankruptcy services to our clients.

#### II. CORE VALUES

As a firm, the Law Office of Steven C. Vondran understands the importance of having integrity and maintaining a passion for our work. We have created a list of our Top Ten Core Values that we maintain in the practice of law and in handling your case. Here are our Values:

1. **A lawyer is the advocate of the client** and should do everything legally and ethically permissible to advance the causes of his/her client.
2. In this advocator's role, **the lawyer should be as detailed as possible and explore every possible theory** in advancing the Client's legitimate interests.
3. The above-mentioned efforts should be done as **quickly and cost-effectively as possible**, without incurring unnecessary legal bills.
4. **Legal fees should be reasonable**, and flat rate fees should be pursued wherever possible. When feasible, contingency case options should also be explored and discussed.
5. **The Client is entitled to Superior Customer Service**. This means communication about your case at every critical stage, and having your phone calls returned PROMPTLY. In addition, you are entitled to a copy of all documents sent and received in your case, including pleadings and correspondence from opposing attorneys, experts, and the Courts.
6. **The client shall control the objectives of the representation** while the attorney shall control the ways and means of legally and ethically achieving the Client's legitimate objectives.

7. We believe that **lawyers have the obligation to be fully prepared when representing you**. This means we cut no corners when it comes to conducting legal research or preparing your case for trial or in preparing to obtain zoning and entitlements on your behalf. There simply is no substitute for hard work, and in this business, the game is often won or lost in the details.

8. We truly believe that by **working together to accomplish the legitimate objectives** of the representation, and being as prepared and detailed as possible that we can be proud of the final results - of which we expect to be excellent!

9. That **sometimes the case does not go your way** and the law may not always be interpreted or applied in your favor. When feasible, we believe that the time, energy and costs to appeal an adverse legal decision is sometimes justified and worth the fight.

10. That **frivolous lawsuits and legal tactics designed to harass, oppress, and bully** have no place in the legal system and such cases and causes will not be advanced by our firm and will be **vigorously opposed** if perpetrated on our Clients.

### III. REAL ESTATE PRACTICE AREAS

#### Real Estate Law

- Entity Formation: LLC's, Corporations & Partnerships
- Real Estate Acquisitions & Dispositions (including 1031 Exchanges)
- Zoning & Land Use (Zoning, Rezoning, Variances, Use Permits)
- Real Estate Arbitration & Mediation
- Property Rights Litigation (Fraud, Negligence, Quiet Title, etc.)
- Eminent Domain / Inverse Condemnation / Prop 207 (Arizona)
- Real Estate Broker Services (Corporate Counsel / Ethics / Marketing Law)
- Broker Commission Disputes / Branch Office Consulting
- Real Estate Partnership Disputes
- Tenant in Common and Co-ownership Agreements
- Internet Law for the Real Estate Profession (Privacy, Defamation, Copyright, Marketing)
- Sale of a Business that includes Real estate / Real Estate Website
- Commercial Leasing / Landlord Rights
- Tax Assessor Disputes (Challenging County Tax Assessments)
- Premises Liability – Personal Injury
- DRE and DOC Investigations (Suspensions / Admissions / License Revocations)
- California Finance Lender Applications (CFL)

#### **IV. FINANCIAL SERVICES**

- Mortgage Loan Workouts / Loan Modifications
- Pre-foreclosure and foreclosure consulting
- Debt Settlement / Debt Negotiation
- Bankruptcy (Chapter 7 and 13)

#### **V. LEGAL FEES**

##### **A. Flat Rate Fees**

In some circumstances (such as forming a corporation or LLC) we can structure a flat rate fee that will dictate the exact amount of the legal fee. Contact us to see if we can do this in your case.

##### **B. Hourly Fees**

In most cases we bill by the hour. Legal fees are negotiable. The rate depends upon the type of case and the complexity involved. In general, our hourly fee starts at \$145/hour and increases to \$195/hr. depending upon the complexity of the case. In the event an arbitration or trial is required our hourly fee is set at \$195/hr. However, each case is different and you must contact us to discuss the unique characteristics of your case and the fee that will apply.

##### **C. Contingency Fees**

In certain litigation and arbitration cases, such as eminent domain, your case may be handled on a contingency basis. This means, we are not paid unless and until we win or collect a favorable settlement on your behalf. Contact us to see if your case warrants us taking the case on contingency.

#### **VI. CONTACT US**

Thank you for taking the time to investigate the Law Office of Steven C. Vondran. We sincerely look forward to meeting with you to discuss your legal needs and our game-plan for accomplishing your objectives!



**The Law Offices of Steven C. Vondran**

**Serving Southern California & Greater Phoenix Arizona**

**(877) 276-5084**

[www.VondranLaw.com](http://www.VondranLaw.com)

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This is an advertisement and communication pursuant to state bar rules

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