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**Bar Admissions**  
Maryland

**Court Admissions**  
Court of Appeals of  
Maryland

United States Court of  
Appeals for the Fourth  
Circuit

United States District  
Court for the District  
of Maryland

**Education**  
University of Maryland  
School of Law (J.D.,  
*with honors*, 1978)

- *Maryland Law Review*, Editorial Board

University of  
Rochester (B.A., *with  
honors*, 1974)

## ROBERT E. SCHER

### Experience

**Robert E. Scher** is the chair of the Real Estate Group at Ober|Kaler and also practices law with the firm's Finance Group. His practice includes real estate sales, leasing, financing and development for developers, buyers, sellers and lenders.

Drawing from over 30 years of experience, Robert applies a practical and efficient approach to his work. He focuses his advice and his client's attention on truly meaningful issues and avoids getting bogged down debating hypothetical concerns. He believes that less isn't always more, but too much is always too much.

Robert represents sellers and purchasers in connection with the sale, acquisition and financing of various types of real property, including warehouses, farms, office buildings, subdivisions, shopping centers and residences. He works with businesses owning or utilizing real property; landlords and tenants in connection with all types of real estate leases, including sale leaseback and ground lease transactions; property owners in connection with zoning matters, boundary, title or survey issues; and developers in connection with obtaining required approvals for property development and construction and with acquiring financing and structuring equity participations, as well as drafting covenants and restrictions related to various types of planned community developments.

Robert's clients include regional developers, institutional owners, businesses, and individual investors.

Robert's representation of lenders encompasses all aspects of commercial real estate finance, including preparation and negotiation of loan documentation, review and negotiation of title insurance issues, evaluation of surveys, zoning, insurance and other matters ancillary to protecting the secured lender's interest in real estate collateral. In addition, he provides legal counsel to lenders in real estate workouts and defaults with regard to the restructuring of complex commercial real estate transactions; the preparation and negotiation of forbearance agreements and ancillary documentation; the evaluation of default-centered title insurance issues; and foreclosure, alternatives to foreclosure and enforcement actions against borrowers and guarantors. Robert also represents lenders in connection with bankruptcy related issues, including debtor in possession financing.

Robert is the author of numerous articles on real estate issues that have appeared in local business publications and shares his insight on topical issues at forums for industry professionals.

### Professional Memberships

- American Bar Association
- Maryland State Bar Association

### Honoraries

- AV Rated, Martindale-Hubbell

### **Professional Background**

- Law Clerk, Rita C. Davidson, Associate Judge, Maryland Court of Appeals

### **Publications & Presentations**

- Lecturer, "Deeds of Trust," MICPEL Basic Commercial Drafting Series
- Lecturer, "Keys to Success in a Real Estate Transaction in Maryland," National Business Institute
- Lecturer on Commercial Real Estate Issues for Society of Office and Industrial Realtors
- Author, "Taxes in Real Estate Transactions in Maryland to be 'Stepped Up,'" *The Daily Record*
- Lecturer on Real Estate Contracts and Real Estate Leases for the Commercial Division of the Greater Baltimore Board of Realtors
- Author, "Recent Legislation Reflects Focus of Real Estate Financing," *The Daily Record*
- Author, "Take Back Financing Offers Developers Another Alternative," *Real Estate News*
- Co author, "Builder's Risk Insurance," *The Daily Record*
- Author, "Satisfying Lender's Closing Requirements," *Real Estate News*
- Co author, "Loss of Non Tidal Wetlands Spurs Maryland Conservation Law," *The Daily Record*
- Co author, "Pension Plans as Developers," *The Daily Record*
- Author, "Junior Mortgage Loan Pitfalls," *The Daily Record*
- Published, Note, *Maryland Law Review*, Vol. 37, 350