

Application for Accreditation Continuing Legal Education

Date Submitted 10/24/2019

Administrator: Mary Ann Obos Extension 5626

Section: RPPTL

Course Title: Insuring Leases: Valuations, Endorsements, Considerations

Course Number: 3733

Course Level: Advanced

Registration Fee? YES ☒ X NO

If yes, please send a journal entry form for application fee to the CLE office in an Interdepartmental envelope.

CLE Credit

<u>1</u>	General Credits		Ethics
<u> </u>	Professionalism	<u> </u>	Substance Abuse
<u> </u>	Mental Illness Awareness		
<u> </u>	Technology		

Certification Credit*

<u> </u>	Admiralty and Maritime Law	<u> </u>	Adoption Law
<u> </u>	Antitrust & Trade Regulation Law	<u> </u>	Appellate Practice
<u> </u>	Aviation Law	<u> </u>	Business Litigation
<u> </u>	City, County, Local Govt. Law	<u> </u>	Civil Trial
<u> </u>	Construction Law	<u> </u>	Criminal Appellate Law
<u> </u>	Criminal Trial Law	<u> </u>	Education Law
<u> </u>	Elder Law	<u> </u>	Health Law
<u> </u>	Immigration & Nationality Law	<u> </u>	Intellectual Property Law
<u> </u>	International Law	<u> </u>	Labor & Employment Law
<u> </u>	Marital & Family Law	<u> </u>	Real Estate Law
<u> </u>	State/Federal Gov't & Admin. Practice	<u> </u>	Tax Law
<u> </u>	Wills, Trusts & Estates	<u> </u>	Workers' Compensation

*****PLEASE ATTACH COURSE OUTLINE WITH TIMED AGENDA*****

First Presentation Only

Location	Start Date	End Date
RPPTL Meeting – Miami, Florida	11/8/2019	11/8/2019

* Will be completed by CLE Staff Member

Insuring Leases: Valuations, Endorsements, Considerations

Course Description:

A comprehensive discussion as to insuring leasehold estates with emphasis on the overall use of the ALTA Form-13 endorsement for owner's and lender's leasehold policies. Topics covered include necessity for leasehold insurance, coverages and exclusions, procedures for ordering commitments, approaches to valuing the leasehold to establish the amount of coverage, and tips on how to close and issue the leasehold policy.

Outline of All Topics Addressed

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|------|---|------------|
| I. | Florida Law on Leasehold Estates | 10 minutes |
| | a. Mortgaging Leaseholds | |
| | b. Property interests in Leases: Goods and Fixtures | |
| II. | Parties in Interest | 15 minutes |
| | a. The Fee Holder – Landlord | |
| | b. The Landlord's Mortgage Holder | |
| | c. Liens Against landlord | |
| | d. Liens Against tenant | |
| III. | Need for Title Policy with Leasehold Endorsement | 20 minutes |
| | a. The Leasehold Endorsement | |
| | i. Same Jacket Coverage – Owner's – Lender's | |
| | ii. "Eviction" | |
| | iii. "Claims" | |
| | b. Valuing the Leasehold | |
| | i. Sample Estimation of Value | |
| | c. The Commitment | |
| | i. Requirements | |
| | ii. Exceptions | |
| | iii. Cover Letter and Schedule A | |
| IV. | Review | 5 minutes |

Speakers / Credentials:

Mishele Schutz is a Senior Commercial Services Underwriting Counsel at The Fund. She has engaged in the practice of law in Florida for more than thirty years. She graduated from the University of Massachusetts-Amherst with a Bachelor of Science in Legal Studies and received her law degree from the

Antioch School of Law in Washington, DC. Prior to joining The Fund, Ms. Schutz owned and managed her own title insurance agency where she conducted closings and provided title agency services for commercial, residential, and utility power line easement transactions throughout Florida. She is experienced in issues involving commercial real estate, bankruptcy, 1031 exchanges, and lien resolution.

Jacqueline Marzan is an Associate Underwriting Manager, Commercial Services with Attorneys' Title Fund Services, LLC. Ms. Marzan is responsible for the management and support of complex commercial transactions as necessary to meet the needs of Fund Members. Prior to joining The Fund, Ms. Marzan practiced law in the areas of finance and real estate, having worked on numerous commercial transactions throughout Florida. In addition, Ms. Marzan has substantial multi-jurisdictional experience gained while with a prestigious national law firm and has also advised numerous community associations as general in-house counsel. Ms. Marzan is an active member of several committees of the Real Property and Probate Law Section of The Florida Bar. A graduate of St. John's University and St. John's University School of Law, Ms. Marzan is fluent in Spanish and is licensed to practice law in the States of New York and Florida.

Robert J. Rohan
Regulatory Compliance Counsel
Attorneys' Title Fund Services, LLC

Date: October 1, 2019