



IREM Institute of Real Estate Management
Boston Metropolitan Chapter No. 4

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Presented by Attorney Howard S Goldman
&
Boston City Councilor Rob Consalvo

- As a result of the deteriorating economic climate in Massachusetts and nationwide, there has been a significant increase in the amount of foreclosure proceedings on residential properties. Such foreclosed properties are susceptible to vandalism, are unsafe and dangerous, contain litter and trash, have overgrown grass and bushes, and may contain unsecured swimming pools or unshoveled snow rendering walkways impassible.
- These foreclosed properties could also be left unlocked or not properly secured, leaving the properties susceptible to squatters, holdover tenants or others not legally entitled to occupy the property. Property values in the adjoining area may become depressed, and sales of near-by properties may be rendered impossible.
- This seminar shall examine the recent legislation adopted in many cities and towns to force lenders, who initiate foreclosure proceedings, to maintain such properties in a safe and habitable condition.
- The panelists shall examine other foreclosure issues affecting owners and managers of real estate, including rights of tenants imposed by State and Federal Statute in a foreclosed property, collection of outstanding common area charges, concerns of owner bankruptcy, and the impact of defective mortgage assignments in the recent SJC case. *Panelist and Boston City Councilor Rob Consalvo has received national exposure for a ground breaking ordinance that he helped to legislate in Boston. Panelist and Attorney Howard Goldman has extensive experience in representing property owners and managers through the legal and practical pitfalls of foreclosures*

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Date and Time: April 26, 2011 8:30am-11:30am

Location: ARS Services Office Training Room 38 Craft Street, Newton, MA

Tuition: Member Rate: \$60 Non-member Rate: \$70 (3) or more people from the same company \$30each

At the door: \$80

Register today by going to (www.iremboston.org), Fax 617-436-6966 or calling 617-436-7565

Contact Information

Mark one:

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Cancellation policies

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Education Link

Return registration to: IREM Boston Chapter No 4, 50 Redfield Street Ste 109, Boston, MA 02122

Speakers:

Rob Consalvo City Council represents District 5 on the Boston City Council. District 5 encompasses Hyde Park, Readville, Roslindale and Mattapan with a diverse population of about 80,000 residents. A lifelong resident of District 5, Rob Consalvo resides in his hometown of Hyde Park with his wife Michelle and children Amanda, Anthony and Austin. Often cited as the hardest working City Councilor, Rob Consalvo's work on the City Council has focused on improving the quality of life for the residents of District 5 and ensuring that the District receives all of the services it needs and deserves. His person-to-person style of representation has made him a fixture at community meetings and crime watches, meeting people in coffee shops and in their homes and businesses and responding to their phone calls or e-mails as he strives to provide the services his constituents need. Whether it's a broken street light, a street or sidewalk needing repair, a playground needing to be fixed, a community center requiring rehabilitation, creating a K-8 school, helping a business with a permitting problem or bringing zoning guidelines into the 21st century, Councilor Consalvo's energy and perseverance gets the job done. But Councilor Rob Consalvo also sees the bigger picture – focusing on larger scale solutions to problems facing the City of Boston and its residents. Laws and programs he proposed and which have been adopted are having a citywide impact: “

Attorney Howard S. Goldman is the founding partner of the law firm of Goldman & Pease LLC, 160 Gould Street, Needham, Massachusetts 02494 (781) 292-1080. Mr. Goldman concentrates his practice in the areas of real estate law and civil litigation, where he represents property managers, condominium associations, unit owners, developers and contractors for over twenty-seven years. He is an active member of the Massachusetts, Norfolk, and Rhode Island Bar Associations in his field and is also an active member of CAI and IREM, where he frequently lectures and writes columns affecting the real estate industry. Mr. Goldman serves as a member of the Zoning Board of Appeals for the Town of Needham and as a court appointed case mediator at the Boston Municipal Court. Recently, Mr. Goldman obtained a \$12 million dollar jury verdict against the wrongdoer in a negligence action.