

# Seth Eaton

Shareholder

**Practices:** Real Estate Finance, Default Resolution & Servicing; Real Estate; Real Estate Development & Investments

**Industries:** Real Estate

Seth Eaton is a member of Winstead's Real Estate Finance Practice Group. His practice focuses on the representation of banks, debt funds and other institutional lenders and servicers in commercial mortgage loan and mezzanine loan transactions. He also assists start-up businesses with formation and organizational matters and advises a variety of business enterprises to negotiate and structure a wide variety of real estate, business, corporate and commercial transactions

## Representative Experience

- Represents institutional lenders in the origination, sale and participation of bridge loans, construction loans and CMBS loans ranging in size from \$1 to \$200 million and secured by real estate in all major asset classes, as well as advising clients with respect to:
  - The origination and sale of mezzanine loans;
  - Drafting and negotiating participation agreements;
  - Structuring table funding arrangements; and
  - Drafting and negotiating mortgage loan purchase and sale agreements.
- Represents special and sub-servicers in connection with foreclosures, work-outs, loan assumptions and loan modifications.
- Represents businesses and investors in commercial real estate acquisition, disposition, investment, development and leasing transactions.
- Advises clients on entity formation and organizational structures and in connection with acquisitions and dispositions.
- Represents clients in connection with structuring and negotiating supply contracts and licensing arrangements.

## Professional & Community Service

- The Real Estate Council
- The First Tee of Greater Dallas – Young Benefactors
- Dallas Bar Association
- Texas Young Lawyers Association
- State Bar of Texas

## Admissions

- Texas, 2014
- Arizona, 2010
- California, 2008



### Dallas Office

214.745.5395 Direct

214.745.5390 Fax

seaton@winstead.com

### Education

---

Pepperdine University School of Law

– J.D., 2008

– *cum laude*

– Order of the Coif

Dartmouth College

– B.A., History, 2004