

## Seth Eaton

Shareholder Chair, Real Estate Finance, Default Resolution & Servicing Practice Group

**Practices:** Real Estate Finance, Default Resolution & Servicing; Real Estate Development & Investments; Single-Family Rental and Build-For-Rent

**Industries:** Financial Services; Real Estate

Seth Eaton is a problem solver, working to find creative solutions for lenders focusing exclusively on commercial real estate. He represents banks, debt funds, and other institutional lenders and servicers in commercial mortgage loan and mezzanine loan transactions, regularly working with institutional lenders on a national scale 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.

In today's financial climate, most commercial real estate loans are no longer simple and straightforward. There are often multiple lenders involved, and a structured debt component must be more of a focus. Seth is highly skilled at working with clients to find innovative ways to navigate these increasingly complex transactions that involve inter-lender related issues.

Seth advises 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. He is also experienced in representing special and sub-servicers in connection with foreclosures, work-outs, loan assumptions and loan modifications, businesses and investors in commercial real estate acquisition, disposition, investment, development and leasing transactions, as well as assisting 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.

He also works with clients on entity formation and organizational structures and in connection with acquisitions and dispositions, and in connection with structuring and negotiating supply contracts and licensing arrangements.

## 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.



### Dallas Office

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### Education

Pepperdine University School of Law

- J.D., 2008
- *cum laude*
- Order of the Coif

Dartmouth College

- B.A., History, 2004

- 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