



## Rachel A. Dwares

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Rachel has more than 25 years of experience representing business owners, lending institutions, property owners, institutional investors and investment advisors, landlords and tenants in complex transactions involving land acquisitions and dispositions; debt and equity financing, including construction, working capital, asset acquisition and permanent financing; significant leases from both the landlord and the tenant perspective, including retail, office and industrial leases, ground leases and build-to-suit leases. She is also representing both lenders and borrowers in work-outs and restructuring of troubled loans and landlords and tenants in renegotiations of leases in default situations.

She has represented a variety of clients, both local and national, in their acquisition and disposition of real estate and other assets in Delaware and across the country. Her focus is on the practical considerations in getting the transaction closed, while at the same time, vigorously protecting her client's interests.

Rachel also provides Delaware opinions to banks on major real estate and securitized lending transactions throughout the country whenever Delaware entities are used as the borrowing vehicle or whenever property located in Delaware is used as collateral for a loan.

Rachel handles various issues relating to the siting and leasing of space on telecommunications towers and represents the principal parties in commercial condominiums, construction and architect agreements, management agreements, brokerage agreements, easements, licenses and satellite agreements. She also represents various national title insurance companies.

Rachel has been selected for inclusion in *The Best Lawyers in America* for real estate law. In addition, she was identified in Delaware Today *Top Lawyers* for real estate law.

## Publications

- Dwares, Rachel A. "Leasing's Legal Points" Delaware Business (November / December 2008).
- Dwares, Rachel Anne. "Due Process Concerns with Delayed Psychiatric Evaluations and the Insanity Defense: Time is of the Essence." Boston University Law Review Jul. 1984.

### Education

- Boston University School of Law (J.D., *cum laude*); Law Review (Note and Case Editor)
- Cornell University (A.B. Psychology)

### Bar Admissions

- Delaware, 1994
- Illinois, 1985

### Honors

- Delaware Today magazine, Top Lawyers, Commercial Real Estate, 2010, 2012, and 2016
- The Best Lawyers in America®, Real Estate Law, 2018