



## JEFF COOP

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### PRACTICE OVERVIEW:

Jeff's practice focuses on real estate law, real estate licensing, real estate brokerage and agency, as well as general business and commercial law matters. Jeff advises clients in commercial and residential purchases and sales, leases, property management, access rights, and title matters. He also advises real estate brokerages in all aspects of their business, including proper documentation of real estate transactions, compliance with licensing law and industry association rules and standards, disciplinary proceedings, arbitrations, risk management, and business formation and governance.

### PRACTICE AREAS:

Real Estate  
Real Estate Brokerage and Agency  
Real Estate Licensing  
Business

### EDUCATION:

University of Montana School of Law, with honors (1997)  
University of Montana, B.A. with high honors (1993)

### ADMITTED TO PRACTICE:

Washington (2000)  
U.S. District Court for the Western District of Washington (2000)

### REPRESENTATIVE WORK:

Assisting real estate brokers and agents in preparing standard residential and commercial real estate transaction documents and in advising and representing their brokerage clients.

Revising and authoring standard commercial real estate transaction documents used by commercial brokers and agents in Washington, Idaho, and Oregon.

Negotiating and drafting real estate purchase and sale and lease agreements for individuals and businesses.

Securing access rights to property through easements and other access agreements.

Helping resolve disputes involving real property interests.

*Stokes Lawrence, P.S.*

## **PROFESSIONAL & COMMUNITY ACTIVITIES:**

Research and Managing Editor, *The Montana Law Review* (1995-97)

Member, Washington Department of Licensing Real Estate License Law Task Force (2004-2005)

Washington Department of Licensing, Certified Real Estate Clock-hour Instructor (2000-present)

The Human Rights Campaign, Pacific Northwest Steering Committee Member (2006-present)

## **RECENT PUBLICATIONS & SPEAKING ENGAGEMENTS:**

Jeff is approved by the Washington Department of Licensing to teach real estate clock-hour courses and frequently instructs real estate brokers and agents on real estate legal and contract issues as well as real estate licensing and brokerage matters. Courses he teaches include:

- Washington Commercial Real Estate CORE
- Commercial Real Estate Purchase and Sale Agreements
- Introduction to Commercial Real Estate Forms
- Washington's Statewide Residential Real Estate Purchase and Sale Agreements and Related Forms
- Real Estate Legal Update

In addition, Jeff has authored or co-authored several articles on real estate legal and contract matters for the real estate brokerage industry, including:

- Author and Reviser, "Commercial Brokers Association's Commercial Real Estate Forms and Forms Manual" (publication pending)
- Co-author and Reviser, "NWMLS Real Estate Forms and Forms Manual" (ongoing 2003-2008)
- Author, NWMLS Legal Bulletin, "Critical Amendments to the Washington Seller Disclosure Law" (June 2007)
- Author, NWMLS Legal Bulletin, "Multiple Listing Service Rules Revisions and Interpretations" (September 2005)
- Co-Author, NWMLS Legal Bulletin, "Chrisp v. Goll and Washington's Earnest Money Safe Harbor" (January 2005)
- Co-author, NWMLS Legal Bulletin, "Current Real Estate Topics: Short Sales, Limited Service Brokers," RESPA" (July 2004)
- Author, NWMLS Legal Bulletin, "The Telephone Consumer Protection Act and The Do-Not-Call Registry" (September 2003)
- Co-author, "The Merger Doctrine and Real Estate Purchase and Sale Agreements," Washington State Bar Association, Real Property, Probate and Trust Newsletter, 2002

## **BACKGROUND & INTERESTS:**

Prior to joining Stokes Lawrence, Jeff was a solo practitioner, advising clients in real estate law and business matters. Before opening his own law firm, he represented the Northwest Multiple Listing Service for eight years, three as outside counsel to the organization and five years in-house as the Legal Affairs Manager. As Legal Affairs Manager, he handled the day-to-day legal issues of the organization, served as administrator of the real estate school, frequently taught real estate clock-hour courses, managed the organization's arbitration and discipline functions, and served as a resource to the real estate brokerage industry in the areas of professional rules and standards, real estate licensing and agency law, and general real estate law. Jeff teaches real estate clock-hour courses on a regular basis to the real estate brokerage industry and their clients and is forms counsel to the Commercial Brokers Association.