

Elizabeth H. Lum

St. Louis, MO

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PARTNER

Overview

Beth knew in law school she wanted to be a real estate lawyer when an introductory course sparked her interest. She applies the same concepts she learned in that course to her practice today. Beth started practicing law more than 13 years ago, immediately immersing herself in the financial and real estate crises after the housing crash of 2008. Her resilience and ability to grow and change based on clients' individual needs shaped her into the attorney she is today.

Beth recognizes the unique opportunities for real estate investment, development and growth in the St. Louis area. She enjoys working with clients who are interested in using these spaces for new developments. Beth assists clients with transactions for both residential and commercial real estate, including sales, purchases, financing and leases. She counsels clients on a broad range of business transactions, including negotiation of purchase and sale agreements, drafting of subdivision declarations, entity formation, drafting asset and stock purchase agreements and ancillary documents such as non-compete agreements, employment agreements, and personal guarantee financing documents.

As a member of our Real Estate Service Group, Beth advises clients on finding creative solutions to the challenges faced by property and small business owners, such as alternate financing, renegotiating leases, and establishing new businesses. Beth works with builders and construction companies to update contracts to keep them current with applicable regulations and to customize the contracts to address issues which are unique to each builder, and to streamline contracts for use within electronic platforms, and represents homeowners and condominium associations related to the enforcement of restrictions, amending restrictions, and governance issues such as holding meetings and elections. She understands and keeps abreast of FHA and HUD regulations and assists condominium associations with FHA certification and recertification. She has helped clients to prepare for audits by the Missouri Real Estate Commission and

SERVICES

Construction

Homeowner Associations

Real Estate, Zoning & Public Finance

EDUCATION

St. Louis University School of Law, J.D., 2007, *cum laude*

Luther College, B.A., 1993

ADMISSIONS

Missouri

has advised realtors, builders, brokers and management companies on regulatory issues such as making the appropriate disclosures required by RESPA, the MREC and other applicable federal and state laws.

Prior to law school, Beth honed her negotiation and communication skills working in the telecommunications field and as a teacher. As a former teacher, she supports the schools in her community and is involved in the local PTA.

Experience

Represented a Business in Disputes in the Purchase of Commercial Real Estate and Refusal to Pay Rent

Handled the Acquisition and Development of a 61-acre Tract of Ground as a Part of a Mixed-Use Development

Handled the Acquisition for the Mixed-Use, New Urbanist Development in Independence, Missouri

Obtained a Conditional Use for the Operation of a Convenience Store and Liquor Store

Assisted Our Client in Acquiring a 40-Acre Tract of Ground in Unincorporated St. Charles County

Represented a Developer in the Redevelopment of a 582 Lot Subdivision

Acted as Counsel for a Developer in the Acquisition and Development of a 234-Lot Residential Subdivision

Represented a Client Who Sought to Create a New Urbanist Design Development

Established a Neighborhood Improvement District and Obtained \$4.72 Million of Bond Financing

Handled the Refinancing of a 36-Hole Golf Course

Membership & Involvement

- Member: Missouri Bar Association; City of Hazelwood Board of Appeals

Honors

- Selected to *The Best Lawyers in America*® in Real Estate Law: 2021, 2022, 2023, 2024

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Firm News

92 Amundsen Davis Attorneys Recognized by Best Lawyers® in 2024 in America
Firm News, August 17, 2023

41 Amundsen Davis Attorneys Recognized by *Best Lawyers in America*© 2023
Firm News, August 18, 2022

Amundsen Davis Promotes Five Attorneys to Partner
Firm News, March 14, 2022

34 Amundsen Davis Attorneys Recognized by *Best Lawyers in America*© 2022
August 19, 2021

30 Amundsen Davis Attorneys Recognized in *Best Lawyers in America*© 2021
August 20, 2020

Amundsen Davis Organizes “Planting and Gardening” Day in St. Louis for
Epworth Children and Family Services
October 13, 2017

Attorney Elizabeth Lum Joins Amundsen Davis's St. Louis Office
February 25, 2016

Alerts

Can Homeowner Associations Regulate Political Signs?

Change in Missouri Merchandising Practices Act to Protect Home Builders

Contractors Considered Essential Workers during Shelter-in-Place Orders

Blog Posts

Backyard Event Rentals: Problems Posed for Homeowner Associations
In the Dirt: A Real Estate Legal Update, April 6, 2023

Homeowner's Association Treatment and Enforcement of Solar Panels
In the Dirt: A Real Estate Legal Update, February 21, 2023

Missouri Supreme Court Expands Municipalities' Authority to Deny Conditional
Use Permits
In the Dirt: A Real Estate Legal Update, February 15, 2023

Long-Term Impact of Solar Panels on Property
In the Dirt: A Real Estate Legal Update, January 19, 2023

Missouri Legislature Addresses Solar Panels: Changes Coming for Homeowner
Associations
In the Dirt: A Real Estate Legal Update, July 6, 2022

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Homeowner Associations and Service Animals in Common Areas Part 2: FHA Considerations

In the Dirt: A Real Estate Legal Update, February 15, 2022

Homeowner Associations and Service Animals in Common Areas Part 1: ADA Considerations

In the Dirt: A Real Estate Legal Update, February 8, 2022

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