



**OCCUPANCY PERMITS
ZONING/TITLE PROBLEMS
WE ARE HERE TO GUIDE**

TESTIMONIAL:

Deniz helped us to purchase a commercial retail/office condo for our business. Aside from negotiating a very competitive purchase contract, she also helped us navigate through the occupancy permit process with Loudoun County by putting together a detailed occupancy report for the rest of the condominium complex. Furthermore, she helped the seller get his property title recorded so we can close on time. She is very well-connected and knows a lot of people who can get things moving very fast. Thanks to her, we got a very smooth closing process. We 100% recommend Deniz to anybody looking for a great Commercial Real Estate Broker who can make dreams real.

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FOR MORE INFORMATION, CONTACT:

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CHALLENGE:

The purchase of this office/retail condo came with several challenges. Beyond the negotiation of a competitive purchase contract, the property required working with Loudoun County extensively to get an occupancy permit approved for the buyer's business. Additionally, there were title recording issues on the seller's end that needed to be resolved to ensure a smooth and timely closing.

ACTION:

Our MLA Team, led by Deniz Senyurt began by meticulously negotiating a highly competitive purchase contract, ensuring the best possible terms for our client. To navigate the **occupancy permit process, we prepared a detailed occupancy report for the entire condominium complex**, streamlining the approval procedure with Loudoun County. We also **worked diligently to resolve the title recording issues**, collaborating closely with all stakeholders involved.

RESULT:

- Achieved a smooth and timely closing process
- Successfully secured the desired property
- Streamlined the occupancy permit process with Loudoun County
- Resolved title recording issues on the seller's end