

## **MEDIATOR PROFILE – DEB GRACEFFA, ESQ.**

### **EDUCATION**

Law School: University of San Francisco School of Law

Mediation Certificate & Advanced Training: Steven Rosenberg Mediation

### **PROFESSIONAL EXPERIENCE**

Deb Graceffa brings to the mediation arena a combined 30+ years of experience as a real estate litigator, mediator and transactional practitioner, including extensive hands-on experience as a real estate broker, developer, HOA board member and property manager. In her practice as an attorney and real estate broker, Deb has been involved on multiple levels, and from all sides of transactions, with the purchase, sale, development, construction, leasing and management of residential and commercial real properties. Because she has had “boots on the ground” in a wide range of real estate ventures, she engenders trust from parties attempting to resolve real estate disputes as someone who has hands-on experience in real estate.

Deb’s mediation practice includes resolution of every manner of real estate dispute including:

- **Failure to Disclose in Residential and Commercial Real Estate Purchase and Sales**
- **Earnest Money Deposit Disputes**
- **Realtor/Broker Negligence/Breach of Fiduciary Duty**
- Quiet Title & Partition Disputes
- Professional Liability Claims Against Real Estate Brokers/Agents and Attorneys
- Administrative Actions by the Department/Bureau of Real Estate
- HOA Disputes
- Unlawful & Forcible Detainers – Both Landlord and Tenant
- Wrongful Evictions/Habitability/Retaliation – Both Landlord and Tenant
- Owner Move-In Disputes
- **Construction Defects Matters & Disputes Related to Coverage Issues**
- Rent Board Actions and Violations of Rent Control and Just Cause Ordinances
- Lease Disputes – Residential and Commercial
- Commercial Lease Negotiations
- **Failed Real Estate Transactions (Residential and Commercial)**
- Breach of Contract – Real Estate and General
- Probate Litigation & Elder Financial Abuse
- Litigation regarding Flipped Properties/Construction Defects
- Disputes Regarding Private Real Estate Financing
- Dissolution and Disputes Regarding Business and Real Estate Partnerships
- Strawbuyer, Co-Borrower Disputes
- **Commission Disputes**
- Permit and Code-Compliance Disputes
- Receiverships & Actions by Government Entities Against Property Owners
- Construction/Contractor Disputes
- Foreclosure Disputes
- Private Purchase and Sale Agreements – Residential and Commercial
- **Disputes between Real Estate Brokerages and Clients Regarding Listing Agreements/Commissions**
- Easement, Boundary, Trespass, Nuisance and Neighbor Disputes

- Marvin Claims and Constructive/Beneficial Interest Claims
- Co-Ownership (Business and Real Estate) Disputes
- High Conflict Disputes Between Parties in Relationship (Family, Neighbors, Co-Workers, Business Partners, Employer/Employee, Property Co-Owners)

#### **AFFILIATIONS**

California State Bar #236622

California Real Estate Broker #01399494

Alameda County Superior Court Alternative Dispute Panel Mediator

Mediator with the Congress of Neutrals for the Contra Costa County Superior Court

**STATEMENT:** I take a practical and level-headed approach to helping parties resolve their real estate disputes, no matter what stage they are in. My years of hands-on experience in a multitude of real estate ventures helps me to better understand the nuances and complexities of real estate disputes and how to help the parties resolve them. I have worked on all sides of disputes, and thus, have a balanced, 360-degree view of problems, how they arose and how to resolve them. I am a direct problem solver and a facilitator. However, I can be evaluative when the situation calls for it. I understand that all disputes have an emotional component to them. I acknowledge and work with the emotional component, without getting mired in it to the point of getting stuck.

**FEES:** \$450 per hour with a four-hour minimum.

**SERVICE AREAS:** Anywhere in State of California via Zoom or related on-line platforms. In person mediations in Alameda, Contra Costa, Marin, Solano, San Mateo and San Francisco counties.

**OFFICE LOCATION:** Oakland, California and virtually, all over the State. I provide instructions to parties on the use of Zoom or other video service in advance of the mediation. Use of break-out rooms during Zoom.

**DO NOT CONTACT MEDIATOR DIRECTLY. All mediations must be filed directly with our Center and questions for mediators pre-assignment should be arranged with our Center.**