



# Stephen T. Connolly

Counsel, Boston, MA

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## PRACTICE AREAS

[Business & Corporate](#)  
[Commercial Finance](#)  
[Real Estate](#)

## EDUCATION

Villanova University (J.D.,  
2009)

Providence College (B.A.,  
2005)

## ADMISSIONS

Rhode Island  
Massachusetts  
U.S. District Court,  
District of Rhode Island  
U.S. District Court,  
District of  
Massachusetts

## OVERVIEW

Stephen is a member of the firm's [Business & Corporate Law](#) Group. He concentrates his practice in the areas of commercial [real estate law](#) and business and corporate law. He represents a wide variety of commercial developers in the acquisition, disposition, leasing, financing, and development of commercial projects.

Prior to joining AP&S, Stephen worked closely with buyers, sellers and lenders in numerous residential real estate transactions in addition to serving as counsel to banks and mortgage servicers in foreclosure actions.

## REPRESENTATIVE MATTERS

- Assisted with review and drafting of commercial lease agreements.
- Assisted lender with mortgage transaction by preparing loan documentation and facilitating the closing.
- Assisted seller with a complex sale of commercial real estate.
- Drafted commercial lease and license agreements on behalf of landlords.
- Collaborated with title insurers to resolve title defects to move forward with the closing of real estate transactions.
- Assisted in the formation of limited liability companies for real estate developers.
- Advised lenders and mortgage servicers regarding compliance with state and federal laws/regulations related to foreclosures.
- Prepared motions and affidavits for purpose of obtaining court approval of judicial foreclosures.