




Samantha T. Schneck

SHAREHOLDER

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CONNECT

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Overview

Samantha Schneck's practice focuses on complex real estate finance transactions with an emphasis on federally insured loans for multifamily housing and health care under Federal Housing Administration/U.S. Department of Housing and Urban Development insurance programs.

Samantha counsels national lending clients and negotiates multimillion-dollar, multilayered structured financing deals. A major portion of her practice concentrates on representing lending clients in finance transactions involving multifamily apartment complexes, nursing homes, assisted living facilities, elderly housing, board and care, and intermediate care facilities.

She has experience in structures involving the refinancing, new construction, and substantial rehabilitation of various facilities, as well as financing structures involving multifacility portfolios, operator-lessees, master leases, subordinate financing, low-income housing tax credits, accounts receivable, condominium structures, ground leases, bond defeasance, restrictive covenants, trusts, depositor bank control agreements, and mortgage insurance claims. Samantha represents lenders across the United States that provide financing pursuant to FHA insurance programs, including Sections 232, 221(d)(4), 223(a)(7), and 223(f) of the National Housing Act.

She recently led the legal team that represented a national lender in the largest single-asset HUD refinancing. She also focuses on representation of lenders on large loan portfolios and most recently represented a lender involved in an assumption of a multimillion-dollar health care portfolio for assisted living and senior living facilities across the country. In addition to FHA/HUD transactions, Samantha also handles Fannie Mae and Freddie Mac transactions and has represented lenders and borrowers in loan workouts, assumptions, credit facilities, accounts receivable financing, and loan syndication.

She is fluent in Mandarin Chinese.

Areas of Focus

Practices

- Real Estate
- Banking, Commercial, and Consumer Finance
- Health Care
- Business Transactions
- Development
- Lending
- Multifamily Finance and Affordable Housing

Industries

- Real Estate
- Banking, Commercial, and Consumer Finance
- Health Care

Insights

06.10.2020

Federal Reserve Board Expands Main Street Lending Program

05.04.2020

Update on the Reserve Board's Main Street Program: Moves to Assist Larger Businesses

News

04.27.2022

Samantha Schneck Named "Woman of Influence" by GlobeSt. Real Estate Forum

09.28.2020

Carlton Fields Expands Commercial Lending Team with Addition of Stephen A. Glatter

02.01.2019

Media Shines Spotlight on Carlton Fields' New Office and Lawyers; Firm Opens New Jersey Office and Bolsters Real Estate and Insurance Litigation Practices

12.26.2018

Carlton Fields Expands Real Estate and Commercial Finance Practice

Recognition

- Women of Influence, CRE Legal Counsel, *GlobeSt. Real Estate Forum* (2022)

Professional & Community Involvement

- American Bar Association
 - Section of International Law
 - Asia-Pacific Committee
 - China Committee

Credentials

Education

- University of Washington School of Law (J.D., 2004)
- University of Washington (B.A., 2000)

Bar Admissions

- District of Columbia
- Maryland

Languages

- Mandarin Chinese

Background

- Partner, Fox Rothschild LLP, Washington, D.C. (2015–2018)
- Counsel, Fox Rothschild LLP, Washington, D.C. (2013–2015)
- Associate, Krooth & Altman LLP, Washington, D.C. (2006–2013)