



Marsha M. Baumgarner

COUNSEL

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CONNECT

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Overview

Marsha Baumgarner has more than 25 years of experience representing mortgage banking clients in commercial real estate lending. She handles matters involving originating, selling, and servicing loan transactions sold to secondary market investors, including Fannie Mae and Freddie Mac.

Marsha also handles general commercial real estate matters, including the acquisition, disposition, leasing, development, and financing of real estate assets. She represents lenders, developers, and service providers within the real estate industry in finance transactions, acquisitions, and construction and permanent lending programs.

Earlier in her career, Baumgarner served as vice president and deputy general counsel in the Multifamily Division at Fannie Mae. While there, she developed the *Multifamily Selling and Servicing Guide* as well as the industrywide loan documents, which continue to be used across the sector. She also served as a senior vice president of Capital One, N.A. in its commercial real estate department and, before that, as executive vice president and chief legal officer for Beech Street Capital LLC, a Fannie Mae, Freddie Mac, and Federal Housing Administration lender.

All Insights

- 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](#)

Credentials

EDUCATION

- American University, Washington College of Law (J.D., 1992)
- Columbus State University (B.S., *summa cum laude*, 1987)

BAR ADMISSIONS

- Maryland

Background

- Counsel, Fox Rothschild LLP, Washington (2016-2018)
- Senior Vice President, Commercial Real Estate, Capital One, N.A., Bethesda, MD (2014-2016)
- Executive Vice President and Chief Legal Officer, Beech Street Capital LLC (2011-2014)
- Vice President and Deputy General Counsel, Multifamily Division, Fannie Mae, Washington (1999-2011)

Areas of Focus

PRACTICES

- Agency and FHA-Insured Lending
- Business Transactions
- Title Insurance
- Lending

INDUSTRIES

- Real Estate