



Michael Lengel

COUNSEL

Michael's practice focuses on lender-side real estate financing transactions.



Industries

[Public Finance](#)

Practices

[Finance](#)

[Real Estate](#)

Education

New York Law School, JD, summa cum laude, Law Review Member, Online Staff Editor, 2013
Marymount Manhattan College, BA, summa cum laude, Valedictorian, 2007

Offices

[New York](#)

Phone

[212.492.3281](#)

Email

michael.lengel@afslaw.com

Michael is a senior member of the Fannie Mae structured real estate financing team in our New York office, focusing on lender-side multistate, multi-property transactions involving multifamily dwellings, manufactured housing communities, and senior housing facilities, many with affordable housing components.

He sits first chair on intricate refinancings involving collateral changes, payoffs, expansions, staggered substitutions and borrow ups.

Michael's pro bono work includes set-up of a 501(c)(3) farm animal and pocket pet rescue and rehabilitation charity, and co-representation in Immigration Court of an asylum seeker from Venezuela.

Client Work

Michael's recent representations include:

- Refinancing and acquisitions of 33 property manufactured housing communities located in various counties in New York State, 32 of which had existing debt to be assigned and consolidated into 13 final CEMAs, saving Borrower significant real estate tax.
- Refinancing of a \$176M multistate affordable housing pool with negotiation and of subordination agreements from housing authorities in Colorado, Florida, New Mexico, Utah, and Oregon.
- 17 manufactured housing refinancing and acquisition transactions involving 7 different Funds (\$400M).
- A multistate multifamily housing borrow up (\$200M) a growing number of variable rate refinancings.

Previous Work

Prior to joining ArentFox Schiff, Michael worked at a large Wall Street firm representing investment banks in the real estate aspects of secured bank and bond financings (including a 17-state, 900+ property acquisition and refinancing). He was a Post-Graduate Fellow at the New York City Law Department in the Special Litigation Unit, and interned with the Honorable William H. Pauley, SDNY. Michael also served as Chief Operating Officer for the owners of commercial buildings in New York's Jewelry District for over a decade.

Publications, Presentations & Recognitions

- Online: 1935's Black Monday, Ghosts and 2012 Health Care Reform, New York Law School Online Law Review

Bar Admissions

[New York](#)