



## BRADLEY M. SCHAEPPI

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### PRACTICE AREAS

- + Real Estate Law
- + Business & Corporate Law
- + Landlord Law

"I have stood in the shoes of active real estate owners, managers, brokers, agents, and developers. I know they have little time to ponder issues and instead need quick, direct, unfiltered answers and results. My clients understand I know what it takes to run a successful real estate business and my real-world experience delivers strategic and effective counsel."

Real estate investors, property management groups, real estate agents and their brokers turn to Brad Schaeppi for day-to-day advice, transactional needs, and problem solving out of potential or active litigation. His previous experience working at local and publicly traded development offices allows Brad to translate complicated legal options and outcomes to simple action items his clients understand.

Brad regularly represents landlords in Hennepin, Ramsey, Dakota, and Scott County District Courts with experience in Sherburne, Washington, Anoka, and Lac qui Parle County District Courts.

Prior to starting his law practice in 2011, Brad held positions in real estate as a project manager for a local developer, as a senior project manager for a publicly traded company, and as an investment sales associate for a large local real estate brokerage and management company.

Brad is a member of the Real Property Law Section of the Minnesota State Bar Association and holds certification as a MSBA Board Certified Real Property Law Specialist.

### EDUCATION

J.D. | UNIVERSITY OF OREGON  
SCHOOL OF LAW  
Eugene, OR

B.M.S. | UNIVERSITY OF NEBRASKA  
Lincoln, NE // Economics and  
Political Science



Among his recent successes, Brad:

- Partnered with fellow Hellmuth & Johnson attorney *J. Robert Keena* to negotiate and secure a pre-litigation settlement of \$275,000 for a Minneapolis based commercial retail landlord client from a publicly traded, national retail tenant. The tenant vacated the "A" located property with no security deposit and no interest to fix or pay for any damage or pay holdover rent. The material issue was whether damage to the leased premises constituted "default damage" or "ordinary wear and tear" under the lease. Brad organized and drafted all substantive legal and factual positions available to the landlord client under the lease and common law.
- Obtained two Dakota County District Court orders for an investor purchaser of a Sheriff's Certificate of Sale 1) an order granting the investor legal possession in an eviction action proceeding against holdover former mortgagor occupants who remained in the property after expiration of six month redemption and 2) an order to deny occupant's motion for a temporary restraining order where the occupants fought in a separate civil suit to void the foreclosure sale, restrain the eviction order, and stay in the house indefinitely. Brad successfully argued a complicated combination of Minnesota foreclosure, eviction, and title law to the court.
- Successfully defended an apartment landlord owner and his property management company against a residential tenant's emergency rent escrow action and subsequent civil case alleging \$50,000+ in damages due to tenant habitability claims, adult and minor health impacts caused by "mold," personal property damage due to "mold," and slip and fall injuries received in the apartment parking lot. Brad used his knowledge of the housing law, tort law, and the discovery process to uncover the truth in health records and deposition testimony and found a lack of medical causation and nominal actual damages. Ultimately, Brad used two pre-trial settlement conferences where he knew a well respected judge would speak directly to the



tenant, not through the tenant advocate attorney, about their "best day" at trial. The case was settled for small dollars before trial.

- Settled a Fair Housing Act claim that alleged a Minnesota property management company's rental property criteria and subsequent tenant denial were a "familial status" violation of the Fair Housing Act and the Minnesota Human Rights Act. A settlement was reached in one week that exceeded the client's expectations.

