

Lynn W. Hartman

Member

Contact

Phone: 319.896.4083
Fax: 319.366.1917
Email: lhartman@sp.law
Location: Cedar Rapids, IA

Practice Areas

- Banking and Finance
- Banking Litigation
- Bankruptcy and Creditors' Rights
- Real Estate Law

Biography

Lynn Hartman brings over three decades of experience representing financial institutions, combining deep industry insight with practical solutions. Before joining Simmons Perrine PLC in 1998, Lynn served as in-house counsel for Firstar Bank (now U.S. Bank), giving her a unique perspective on the challenges and opportunities facing lenders and borrowers alike.

As leader of the firm's Banking and Finance Practice Group, Lynn advises clients on a wide range of commercial transactions, including:

- Secured and unsecured lending
- Asset-based and real estate financing
- Project and acquisition financing
- Letters of credit
- Mortgage enforceability opinions

She has led complex lending transactions exceeding $200 million and is a trusted advisor to clients navigating regulatory compliance at both the state and federal levels. Her practice also includes foreclosure actions and loan default workouts, where she is known for her strategic and pragmatic counsel.

Lynn is a frequent speaker on banking and regulatory topics and has been recognized by *Best Lawyers*® as "Lawyer of the Year" in Banking and Finance Law for Cedar Rapids in 2015, 2022, 2026 and 2027. She is a former long-standing member of the firm's board of

directors.

Additional Areas of Practice:

Bankruptcy and Creditors' Rights

- Complex mortgage foreclosures
- Receiverships
- Agricultural insolvencies
- Commercial reorganizations and liquidations

Tax-Exempt Financing

- Nearly $250 million in bank and borrower-side bond transactions

Banking Litigation

- Lender liability claims
- Trustee mismanagement
- Mortgage fraud
- Unfair debt collection practices

Business Transactions and Counseling

- Representation of buyers and sellers of financial institutions
- Regulatory and compliance guidance for banks and holding companies

Bar Admission

- State of Iowa, 1987

Education

- University of Iowa College of Law, JD, with distinction, 1987
    - Associate Editor, Iowa Law Review, 1986-1987
    - American Jurisprudence Award in Education Law
- University of Iowa, BA, 1984

Representative Experience

The banking attorneys at Simmons Perrine PLC have experience in transactions totaling more than $400 million annually. Our representative matters provide insight into the types of matters we have previously handled. Below is an abbreviated list.

Notable Banking Transactional Matters

- $47 million refinance and cross-collateralization of various borrower obligations, including participation agreement.
- $41 million construction and bridge finance to rehabilitate 180,000 sq. ft. mixed use building. Funding includes city bond issues and historical tax credits from the State. We acted as counsel for the Lender.
- $46 million multi-state real estate credit involving CDE and other economic development lenders and multiple participants.
- Separate issues for $44.3 million and $22.5 million Private College Facility Revenue and Refunding Bonds.

Notable Banking Litigation Matters

- Suit on promissory notes, guarantee and foreclosure of personal property of multiple restaurant franchise locations in Iowa. Matter involved franchise, leasehold and indemnification issues. Negotiated and obtained forbearance agreements with three limited guarantors, thereby reducing the overall obligation by approximately $250k. Successfully litigated matter and garnered an approximate $335,000 judgment for client.
- Foreclosure and receiver action for 42-acre multi-building shopping mall complex. Matter involved the review of numerous bank documents, lease agreements and complex easement and joint tenant real estate documents. Successfully negotiated a settlement wherein the borrower surrendered possession of the real estate through a deed-in-lieu foreclosure.
- Four-year title opinion objection dispute involving 34-building, 141-unit condominium development. After a 4-day bench trial, we not only prevailed on our request to reform the deed and clear title but also convinced the court that the Defendant's actions in defending the quiet title action and bringing an interference claim were frivolous and used for an improper purpose. As a result, the court ordered all of our clients' fees and expenses (in excess of $145,000) to be paid by Defendant. Defendant appealed the decision to the Court of Appeals of Iowa and the Appeals Court affirmed the quiet title decision. Further, the higher court found that the district court did not abuse its discretion in assessing sanctions and remanded back to the lower court to determine if the amount of the award is appropriate.

Notable Banking Regulatory Matters

- Advised client on recent changes under the Dodd-Frank Act to the Real Estate Settlement Procedures Act ("RESPA") and implemented by the Consumer Financial Protection Bureau ("CFPB") in 2014. Developed recommended procedures to minimize liability risk under RESPA and the Truth-in-Lending Act.
- Review of an agreement with bank's central routing unit (CRU) which would govern all transactions for its automated teller machines ("ATM") and point-of-sale ("POS") transactions conducted by the bank at an estimated amount of $337 million annually. The review identified key changes to the agreements in order to limit the bank's exposure under the agreements and to protect the bank's interests in its ongoing relationship with the CRU. Further assisted the bank in negotiating many of the above changes to the agreements with CRU's counsel.
- Negotiated with bank and representative of the interbank network Shazam to document a seven-year $2.3 billion contract.
- Review of a bank's Automated Clearing House ("ACH") transaction agreements to ensure compliance under the rules and regulations issued by the FFIEC and NACHA. These agreements are in place to govern the bank's handling of electronic credit and debit transactions (i.e. ACH transactions). Furthermore, our law firm's review provided comments and edits to these agreements to limit the bank's exposure from claims brought under common law, the Uniform Commercial Code, and other related statutes.

To view a more comprehensive list of our notable banking matters, click here.

Professional Memberships

Professional Memberships

- Iowa State Bar Association
  - Business Law Section
  - Commercial & Bankruptcy Law Section
  - Corporate Counsel Law Section
- Linn County Bar Association
- USLAW NETWORK, Inc.
  - Past Vice Chair, Banking and Finance Practice Group
  - Past Secretary, Banking and Finance Practice Group

Honors & Awards

Professional Honors

- Included in the Best Lawyers® "Lawyer of the Year" list for Cedar Rapids, 2015, 2022, 2026, 2027
  - Banking and Finance Law
- Included in the Best Lawyers in America® list for Cedar Rapids, 2027
  - Banking and Finance Law
  - Bankruptcy and Creditor Debtor Rights / Insolvency and Reorganization Law

    - Commercial Finance Law
    - Financial Services Regulation Law
    - Mortgage Banking Foreclosure Law
    - Real Estate Law
- AV Rating by Martindale-Hubbell®
- Included in Great Plains Super Lawyers list, 2014-2025
    - Banking

Community Honors

- Recipient of Women's Equality Day, Woman of the Year Award
- Leadership For Five Seasons Graduate

Presentations

- Iowa Banking Issues and the M&A Environment Panelist, Day with the Superintendent of Banking, 4/27/2023
- Regulatory Changes and Case Law Updates, 8/4/2022
- Iowa Banking Issues and the M&A Environment Panelist, Day with the Superintendent of Banking, 4/14/2022
- Minimizing Risks of Problematic Ag Loans, Iowa Bankers Association Peer Group, 5/6/2021
- Special Considerations when Lending to Ag Trusts, 11/12/2020
- Commercial, Ag and Business Collections in Turbulent Times, 5/20/2020
- The Next Economic Downturn: Are You Prepared? 8/28/19

View our archived presentation library.

News & Events

2025

- Lynn Hartman Included in the Best Lawyers "Lawyer of the Year"® list, 2027 for Banking and Finance Law
- Lynn Hartman Included in Best Lawyers in America®
- Lynn Hartman Listed in 2025 Great Plains Super Lawyers

Archive

- Lynn Hartman Listed in 2024 Great Plains Super Lawyers
- Lynn Hartman Included in Best Lawyers in America® 2024
- Lynn Hartman Listed in 2023 Great Plains Super Lawyers
- Lynn Hartman Included in Best Lawyers in America® 2023
- Lynn Hartman Listed in 2022 Great Plains Super Lawyers
- Eleven SPMB Attorneys Named "Lawyer of the Year" by Best Lawyers® 2022
- Ag Lending Update: Revocable Trusts and Perfecting Security Interests
- Lynn Hartman Joins United Way Campaign Cabinet
- Best Lawyers In America Recognizes 37 SPMB Attorneys
- 2020 Great Plains Super Lawyers Announced
- Lynn Hartman Appointed Chair for Kids First