

# Tara M. Darling

SHAREHOLDER

Dallas, TX | 214.661.5577

[tdarling@polsinelli.com](mailto:tdarling@polsinelli.com)



Tara Darling is an experienced real estate attorney who focuses her practice on advising clients in complex real estate financing transactions. She represents buyers, sellers and lenders in lending transactions for a variety of different real estate asset classes.

She has extensive experience representing lenders in the financing of multifamily properties through the Fannie Mae Delegated Underwriting & Servicing Program and the Freddie Mac Seller-Servicer Program. She partners with clients and agency counterparts to close transactions involving a wide range of features, including:

- Affordable Housing, including Section 8 and Housing Assistance Payments (HAP) Contracts, Low-Income Housing Tax Credits, Affordable regulatory agreements, Tax exemptions (including Public Facility Corporation (PFC) and Housing Finance Corporation (HFC) structures and other tax exemptions created pursuant to local, state and federal law)
- Mezzanine Financing
- Preferred Equity Structures
- Manufactured Housing Communities
- Ground Lease Structures
- Student Housing
- New York Consolidation, Extension and Modification Agreements (CEMAs)
- Condominium Structures
- Solar and Green Financing
- Phased Properties

## Education

- Touro Jacob D. Fuchsberg Law Center (J.D., *magna cum laude*, 2015)
  - Touro Law Review
- Manhattan College (B.S., *magna cum laude*, 2012)
  - Marketing

## Bar Admissions

- New York

## Capabilities

- Real Estate Finance
- Joint Ventures & Strategic Alliances
- Real Estate
- Finance
- Affordable Housing
- Tax Credit Finance
- Preferred Equity

- Texas

## Court Admissions

- U.S. District Court, Eastern District of New York
- U.S. Court of Appeals, Second Circuit

## Memberships

- The Real Estate Council (TREC)
- CREW Dallas – 2024 Governance Committee Chair

## Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in:
  - Banking and Finance Law, 2026
  - Real Estate Law, 2026
- Named one of *Super Lawyers® Rising Stars*, 2020-2023

# Publications

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May 29, 2025

### **Trump's Call for Implicit Guarantee for Fannie and Freddie Could Safeguard Multifamily Market**

*Quoted, GlobeSt.*

June 6, 2024

### **Is preferred equity the answer to the challenges borrowers are facing during The Great Reset?**

*Co-Author, Reuters*

March 20, 2024

### **Fed Pauses Interest Rates for Fifth Straight Meeting, But Maintains Three 2024 Cuts**

*Quoted, Commercial Observer*

March 28, 2022

### **5 Ways to Improve and Expedite Affordable Loan Transactions**

*Author, Affordable Housing Finance*