

Kristine A. Phillips

Partner

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Kristine Phillips concentrates her practice in residential and commercial real estate, counseling and representing clients in matters including sales, acquisitions and landlord-tenant disputes. Her work extends to reviewing and preparing residential and commercial leases, purchase and sales documents, and deed transfers.

A dedicated practitioner, Kristine also litigates on behalf of clients in real estate matters including actions in ejectment, partition actions, actions to quiet title, adverse possession claims, breach of contract or warranty claims, breach of the seller's disclosure law, fraudulent deed claims, and more. Clients also rely on Kristine to secure negotiated settlements for liens and defective deeds. She advises clients regarding financial qualifications for real estate purchases and debt management options, such as refinancing and lines of credit, and handles lease and lease-purchase agreements.

In addition, Kristine serves as a supervising attorney for the union legal services plans in the litigation department. In that capacity, she fields questions from the unions and their members regarding intakes and coverage. She assigns intakes to the attorneys, reviews intakes for conflicts, handles referring cases to conflict counsel, and selects attorneys to staff the union legal clinics and seminars.

WHAT INSPIRES ME ABOUT MY WORK

"I am inspired by the people for whom I work and the people with whom I work. Real estate law touches many different important facets of people's lives and I am proud to protect and defend my clients in these matters."

AWAY FROM WORK

"I derive a great deal of satisfaction from giving back to the community by helping homeowners who fell victim to predatory lending and other misleading practices that now threaten their emotional and financial well-being."



Practice Areas

- Prepaid Legal Services
- Real Estate

Education

- Rutgers School of Law – Camden (J.D. , 1998)
- Rutgers University (B.A., Political Science/French double major; Women Studies minor , 1993)

Associations

Professional

- Arbitrator, Philadelphia Arbitration Center
- Volunteer Attorney, Philadelphia Mortgage Foreclosure Diversion Program— established in 2008, this pilot program helps low-income Philadelphia residents facing foreclosure and potential homelessness by providing free legal representation and the opportunity to negotiate with lenders to save their homes

Languages

- French (Basic Level)