



## Amber Collett

Associate

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**Amber provides guidance on real estate finance, secured transactions, and compliance matters related to banking and commercial lending.**

Amber assists developers, investors, lenders, and borrowers with acquisitions, refinancings, loan modifications, and complex financing arrangements including construction, bridge, and permanent loans. Her practice encompasses multifamily, retail, mixed-use, and adaptive reuse projects, where she provides counsel on due diligence, lease negotiations, purchase and sale agreements, and loan documentation.

She leverages her banking background to provide practical insight on regulatory compliance and lending matters. Her experience includes multimillion-dollar real estate transactions, including deposit account control agreements, legal opinions, environmental and zoning reviews, assignments, leases, and defeasance arrangements.

Prior to joining Holland & Hart, Amber practiced at a full-service law firm in Idaho. She also served as law clerk extern for Judge David C. Nye of the US Bankruptcy Court for the District of Idaho. Prior to law school, Amber developed her understanding of finance law by working as a personal banker.

### PRACTICES

Real Estate  
Real Estate Finance

### INDUSTRIES

Financial Institutions

### EDUCATION

University of Idaho College of Law, J.D.  
Dean's List  
*Idaho Law Review*, Associate &  
Technical Editor  
CALI Awards for Litigation: Planning &  
Drafting and Insurance Law

Assumption University, B.A. Political  
Science  
Dean's List  
International Business Minor

### BAR ADMISSIONS

Idaho  
Massachusetts

### EXPERIENCE

- Acquisition loans
- Purchase and sale agreements
- Commercial leasing and property management
- Zoning, environmental, legal structure, insurance, and title due diligence
- Legal compliance for financial institutions

### PROFESSIONAL AND CIVIC AFFILIATIONS

- Idaho Women Lawyers, Member
- Idaho State Bar
  - Business & Corporations Section
  - Real Property Section
  - Taxation, Probate, Trusts Section

- Young Lawyers Section
- Idaho Military Legal Alliance, Wills Clinic Volunteer