



## PROPERTY TAX EXPERTS, INC.

*Licensed Real Estate Broker CQ 0270685*

Presidential Circle

4000 Hollywood Blvd., Suite 350, North Tower • Hollywood, FL 33021 • (954) 981-8332 • Dade (305) 937-0525 • Fax (954) 389-4867  
Email: [prptytax@bellsouth.net](mailto:prptytax@bellsouth.net) • Website: [www.prptytax.com](http://www.prptytax.com)

RE: FOLIO NUMBERS: **(MULTIPLE PROPERTIES)**  
PROPERTIES LEGALLY DESCRIBED AS: **(SEE ADDENDUM PAGE-3)**  
PROPERTIES ADDRESSED AT: **(SEE ADDENDUM PAGE-3)**

This agreement will confirm that the undersigned as owner(s) or authorized agent of the referenced properties on page-3 of attached addendum, and Individually, has commissioned **PROPERTY TAX EXPERTS, INC.** as its exclusive agent, for a contingency fee, to evaluate the **Year 2010** Ad Valorem tax assessments. This commission enables **PROPERTY TAX EXPERTS, INC.** to act as agent/consultant for, prepare evidence and negotiate on behalf of the undersigned, any matters related to the assessment of the properties in question. This will include but not be limited to presenting and discussing evidence before a Special Magistrate at a County Value Adjustment Board hearing, or any conference with a County Property Appraiser representative in an attempt to reduce the **Year 2010** assessment/taxes. It is understood that there is no guarantee of a particular outcome, resulting from such a Value Adjustment Board hearing or conference with the County Property Appraiser Office representative.

Property owner(s) agree upon request, to provide **PROPERTY TAX EXPERTS, INC.**, any pertinent information (including but not limited to access to subject properties, rent rolls, income and expense data, surveys, etc.) that maybe required for analysis and evidence, to pursue this matter towards a successful conclusion.

If **PROPERTY TAX EXPERTS, INC.** is successful in the appeal; the undersigned agrees to pay a fee equal to of the actual gross tax dollars attributable to the amount of the reduction in the assessed value. Discounts for early payment and other tax exemptions are not considered in the computation of the foregoing fee formula. **BY WAY OF EXAMPLE:** if the assessed value for **YEAR 2010** is reduced by \$150,000.00, and the millage rate for that municipality is \$23.00/\$1,000.00 of assessed value, then the tax savings to the property owner of \$3,450.00 is the basis of the fee of percent or \$. Such fee will be made payable to: **PROPERTY TAX EXPERTS, INC.** Payment of said earned fee must be paid within 30 calendar days of receipt of invoice. Property owner(s) can request that **PROPERTY TAX EXPERTS, INC.** obtain documentary proof from the County Value Adjustment Board, that the reduction in assessed value is official. Such official documentation from the County is considered legitimate proof of such reduction. At this point, the fee(s) are deemed to be earned and payable. Payment of fee is not contingent upon taxpayer first receiving a refund check from the County Tax Collector Office, or reimbursed by his lender.

**Billing errors shall be resolved immediately.**

Worthless check of \$50.00 applies.

**In the event there is no reduction in the assessed value, there will be no fee earned.** With a successful tax appeal; if it has been determined that the property owner(s) had not paid his/her/their property taxes, and that no tax refund is to be made available by the County Tax Collector Office; then earned fee is due and payable

Property Tax Reductions for:

Land • Commercial/Industrial • Personal Property • Contamination Problems • Apartment Buildings • Hotels/Motels  
AFFILIATION: National Society of Environmental Consultants • The Commercial Industrial Association Of So. Florida  
International Association of Assessing Officers • Florida Association of Property Tax Professionals

within 10 calendar days of receipt of invoice. **Services have been rendered.** If County Tax Collector Office mailed tax refund to designated payee (i.e. lending institution), then fee is deemed earned and payable within 10 calendar days of invoice. Invoices not fully paid when due may accrue interest at the maximum rate allowable by law. In the event fees are not paid when due as required by this agreement, then PROPERTY TAX EXPERTS, INC. is authorized, and will have the right to record a lien against the properties identified herein, to secure such fee(s) due. If **PROPERTY TAX EXPERTS, INC.** takes any legal action to enforce collection of a delinquent fee(s); then property owner(s) agree to pay all costs of collection, including reasonable attorney fees, interest accruals and court costs if appropriate.

In the event that any property (while in the appeal process) is sold or otherwise transferred, prior to the conclusion of **PROPERTY TAX EXPERTS, INC.** engagement, and or the payment of its fee(s); client shall continue to remain liable for the payment of fee to **PROPERTY TAX EXPERTS, INC.** unless and until clients transferee assumes in writing, clients obligations under this agreement.

PROPERTY TAX EXPERTS, INC. may unilaterally withdraw from representation of the undersigned, in the event that it is determined that the subject property(s) are fairly assessed; if there are other legal actions that have been taken against property, or that additional efforts are not warranted.

The property owner(s) shall be required to pay a **\$25.00 filing fee per property petitioned.** A check shall be made payable to: **PROPERTY TAX EXPERTS, INC.** prior to filing the petitions.

PROPERTY TAX EXPERTS, INC. is entitled to a cancellation reimbursement fee of \$250.00/property for costs incurred, if property owner(s) withdraw a petition within 7 business days prior to the scheduled hearing date.

Property owner(s) should not wait for a particular outcome of a hearing(s) before paying the property taxes. Property taxes should be paid upon receipt of your YEAR 2010 Ad Valorem tax bill. **PROPERTY TAX EXPERTS, INC.** is not responsible for owner's late or delinquent or non-payments.

APPROVED AND ACCEPTED:  
PROPERTY TAX EXPERTS, INC.



By:  
STEVEN N. HOUSMAN, President  
DATE:

APPROVED AND ACCEPTED:

By: **X** \_\_\_\_\_  
By: **X** \_\_\_\_\_  
Title: **X** \_\_\_\_\_

**ADDENDUM**

PLEASE NOTE THAT THIS ADDENDUM IS AN INTEGRAL PART OF THE CONTINGENT FEE AGREEMENT, AS SET FORTH ABOVE IN PAGES 1 & 2. THE ENTIRE AGREEMENT SHALL CONTROL AND GOVERN THE BELOW REFERENCED PROPERTIES. THE FOLLOWING PROPERTIES ARE A PART OF THIS AGREEMENT:

**Folio #:**  
**Legal Description**  
**Lot & Block**  
**Property Address**  
**Adjusted Square Feet**  
**Type Of Property:**

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**Legal Description:**  
**Lot & Block:**  
**Property Address:**  
**Adjusted Square Feet:**  
**Type of Property:**

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**Legal Description:**  
**Lot & Block**  
**Property Address:**  
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**Legal Description:**  
**Lot & Block**  
**Property Address:**  
**Adjusted Sq.Ft.**  
**Type Of Property:**

**APPROVED AND ACCEPTED:**  
**PROPERTY TAX EXPERTS, INC.**



By:  
STEVEN N. HOUSMAN, President  
**DATE:**

**APPROVED AND ACCEPTED:**

By: X \_\_\_\_\_

By: X \_\_\_\_\_

Title: X \_\_\_\_\_

Date: X \_\_\_\_\_