



PROPERTY TAX EXPERTS, INC.

Licensed Real Estate Broker CQ 0270685

Presidential Circle

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RE: FOLIO #:

TYPE OF PROPERTY:

PROPERTY LEGALLY DESCRIBED AS:

LOT & BLOCK:

PROPERTY ADDRESSED AT:

This agreement will confirm that the undersigned as owner(s) or authorized agents of the above referenced property and individually, has commissioned **PROPERTY TAX EXPERTS, INC.** as its exclusive agent for a contingency fee, to evaluate the Year 2010 Ad-Valorem Tax Assessment. 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 property 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 assessed value/taxes. It is understood that there is no guarantee of a particular outcome, resulting from such a Value Adjustment Board hearing or conference with a 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 property, rent rolls, income and expense data, surveys, etc.) that may be required as evidence to pursue this matter.

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 exemptions are not considered in the computation of the foregoing fee formula. **BY WAY OF EXAMPLE**; if the assessed value for the 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(s) of \$3,450.00 is the basis of the fee of 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 documentation from the County Value Adjustment Board that the reduction in assessed value is official. Such official documentation from the County is considered additional proof of such reduction. At this point, fee is earned. Payment of fee is contingent upon taxpayer first receiving a refund check from the Tax Collector Office.

Billing errors shall be resolved immediately
Worthless check charges of \$50.00 apply

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

However, 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 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 within 10 calendar days of invoice. Invoices not fully 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 property identified herein to secure such fees due. If **PROPERTY TAX EXPERTS, INC.** takes any legal action to enforce collection of a delinquent fee; then property owner(s) agree to pay all costs of collections, including reasonable attorney fees, interest accruals and court costs if appropriate.

In the event that the property (before, during or after the tax hearing) is sold or otherwise transferred, prior to the conclusion of **PROPERTY TAX EXPERTS, INC.** engagement and or payment of its fee; 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 obligation 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 is fairly assessed, if there are other legal actions that have been taken against the property, or that additional efforts are not warranted.

The property owner(s) will be required to pay a **\$25.00 filing fee, per property**, for filing a petition with the Value Adjustment Board. A check shall be made payable to: **PROPERTY TAX EXPERTS, INC.** prior to filing the petition.

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

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

APPROVED AND ACCEPTED:
PROPERTY TAX EXPERTS, INC.

APPROVED AND ACCEPTED:



By: STEVEN N. HOUSMAN
Date:

By: X _____

By: X _____

Title: X _____

Date: X _____

