



PROPERTY TAX EXPERTS, INC.

Licensed Real Estate Broker CQ 0270685

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FOLIO #:

PROPERTY ADDRESS:

TYPE OF PROPERTY:

This agreement will confirm that the undersigned as owner(s) or authorized agent(s) of the referenced properties on last page of this agreement have individually, commissioned **PROPERTY TAX EXPERTS, INC.** to be their exclusive agent, for a contingency fee, to evaluate the **Year 2023** Ad Valorem, and non-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 market value and assessments of the properties in question. This agreement 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 to reduce the **Year 2023** market value and 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.

IMPORTANT INFORMATION ABOUT REQUIRED PAYMENTS BEFORE THE TAX DELINQUENCY DATE TO AVOID DENIAL OF YOUR PETITION; AS PER (SECTION 194.014 F.S) Partial payment of ad valorem taxes; proceedings before the value adjustment Board – A petitioner before the value adjustment board who challenges the assessed value of property must pay all (100%) of the non-ad valorem assessments and make a partial payment of at least 75% of ad valorem taxes, less the applicable discount under s. 197.162, before the taxes become delinquent pursuant to s. 197.333 on **April 1st of 2024**. Property Owners should make above said payments **by or before March 31st of 2024**. If the required payment or partial payment is not made before the delinquency date, the Value Adjustment Board will deny your petition and will deem void, any and all corrections made by the Special Magistrate or any agreement(s) by the Property Appraiser. This will include any actual tax refunds or credits earned.

The property owner(s) shall be required to pay a **\$45.00 filing fee per property petitioned**. A check shall be made payable to: **PROPERTY TAX EXPERTS, INC** prior to filing the petitions. All major credit cards are accepted for payment.

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

If PROPERTY TAX EXPERTS, INC. is successful in the appeal, services are considered rendered and payable. The undersigned agrees to pay a fee equal to 40% of the actual gross tax dollars (because of an Administrative Appeal to the County Property Appraiser or by a Special magistrate appointed by the Value Adjustment Board (a/k/a VAB) to hear petition) attributable to the amount of the reduction in the market value and or 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 2023** is reduced by \$150,000.00, and the millage rate for that municipality is \$21.00/\$1,000.00 of assessed value, then the tax savings to the property owner of \$3,150.00 is the basis of the fee of 40% percent or \$1,260.00. Such fee will be made payable to: PROPERTY TAX EXPERTS, INC.

I will send you notice of the decision by Magistrate, when I receive notice from the Value Adjustment Board or if a resolution is agreed on, between the taxpayer and Property Appraiser (if the petition is resolved by the parties). If you have paid the full amount billed, the Tax Collector Office will issue a tax refund check to the payor of the real estate taxes (whoever pays the taxes receives the refund check – could be you, your mortgage company or escrow agent). Depending on the date of the resolution of your tax appeal, the county may simply revise its tax bill for the amount you are to pay, based on the reduction in assessed value. The contingent fee that you owe to Property Tax Experts, Inc is based on the difference between the original tax bill amount and the adjusted amount of taxes that you paid for the year of 2023.

Your payment to Property Tax Experts Inc is due within 10 calendar days after receipt of our invoice. Our invoice will be sent after the new tax refund is determined. You are responsible to pay Property Tax Experts, Inc whether you personally receive the refund check (e.g., escrow deficiency). If the County Tax Collector mailed a tax refund to a designated payee (e.g., mortgage company or escrow agent), then fee is deemed earned and payable within 10 calendar days from date of invoice. Invoices not paid when due will accrue interest at the highest rate allowable by law commencing on the thirty-first day of invoice at a rate of 1.5% per month. Said fees become due and owing (as described above) and continuing until paid in full.

Proof of reduction in value granted, shall be sent to property owner(s), upon request. The proof provided will be in the form of a Special Magistrate's Findings of Fact Conclusions of Law and recommendations to the Miami-Dade County Value Adjustment Board or in Broward and Palm Beach Counties; Decision of the Value Adjustment Board Value Petition (a Resolve Form Resolution Agreement when petition is resolved between petitioner and Property Appraiser). One of the above type of notifications forms will accompany invoice for payment based on the above fee calculation formula.

If County Tax Collector Office mailed tax refund to designated payee (e.g., mortgage company or escrow agent), then fee is deemed earned and payable within 10 calendar days from date of invoice. Invoices not paid when due will accrue interest at the highest rate allowable by law commencing on the thirty-first day of invoice. Said fees become due and owing (as described above) and continuing until paid in full. In the event fees and interest are not paid when due as required by this agreement, then PROPERTY TAX EXPERTS, INC. is

authorized, and will have the right to pursue matter in court. **If PROPERTY TAX EXPERTS, INC. takes any legal action to enforce collection of a delinquent fee(s);** property owner(s) agree to pay all costs of

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collection, including reasonable attorney fees, interest accruals and all other court costs; as well as recording a lien (per court order or judgement). **VENUE FOR ANY LEGAL PROCEEDING SHALL BE**

BROWARD COUNTY, FLORIDA. Parties mutually agree to waive trial by jury in any court action. It is expressly understood that this agreement does not encompass any other appeals or court actions. Only an appearance before the County Appraiser and or Special Magistrate at a Value Adjustment

Board hearing. It is further understood and agreed that the above representation does not include any legal exemption issues. Such legal exemption issues include but are not limited to appeals concerning any agriculture, veterans, disability, portability, or homestead exemption issues which client may have.

It is the responsibility of the property owner(s) or entity to request from The County Tax Collector Office a reissuance of any refund check(s) that were lost, stolen, or sent to an incorrect mailing address. Property Tax Experts, Inc is still entitled to payment within 30 days of receipt of invoice with proper proof of reduction in assessed value.

Billing errors shall be resolved immediately. A worthless check fee of \$50.00 shall be charged. In the event there is no reduction in the assessed value, there will be no fee earned. If it has been determined that the property owner(s) had paid his/her/their property taxes; based on the correction (difference between the original taxes owed and the corrected taxes paid based on a successful appeal), then no refund will be available to the property owner(s) based on that correction, Property Tax Experts, Inc will still be entitled to its fee. Fee is due and payable within 10 calendar days of invoice.

If property 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.** If the purchaser pays the real estate taxes and he or she either receives a refund or credit from the county Tax Collector, then client or previous owner is and will still remain liable to **PROPERTY TAX EXPERTS, INC** for the full contingency fee that is earned.

PROPERTY TAX EXPERTS, INC. may unilaterally withdraw from representation of the undersigned, if it is determined that the subject property(s) is/are fairly assessed or if it is determined that the appeal has no merit or not warranted; or, if there are other existing legal actions that have been taken against property.

PROPERTY TAX EXPERTS, INC. is entitled to a cancellation fee of \$500.00/property, for costs and time incurred, devoted to research and preparation of the evidence if property owner(s) withdraws a petition within 15 calendar days prior to the scheduled hearing date. There is the first 15-day time limit (hearing date notice is sent 25 days prior to hearing, to the taxpayer/agent), prior to hearing, to submit our evidence and exchange evidence with The Property Appraiser Office. Beyond those 15 days, no evidence can be used at the hearing.

PROPERTY TAX EXPERTS, INC is entitled to full contingent fee if petitioner's evidence is heard by a magistrate; the magistrate renders a decision in favor of a reduction, but magistrate's findings are subsequently voided or cancelled (by notification from The Value Adjustment Board entitled - DENIAL OF PETITION FOR NON-PAYMENT OF TAXES) due to petitioner's non-payment of ad-valorem and or non-ad-valorem taxes, by **delinquency date of April 1st 2024.** The same applies if successful negotiations with the Property Appraiser Office leads to a favorable resolve of the petition prior to a hearing, resulting in a lowering of taxes, but voided due to a non-timely payment of taxes by the deadline date of April 1st 2022.

Property owner(s) shall remain liable for the contingency fee based upon the Special Magistrate's recommendations, or a resolve based on negotiations with the county Property Appraiser Office.

If property owner is other than a natural person, the signor of this agreement also agrees to be personally responsible for all fees, costs, and other obligations under this agreement

Property owner(s) should not wait for a particular outcome of a VALUE ADJUSTMENT BOARD hearing(s) before paying the property tax that is due. Property taxes should be paid upon receipt of your YEAR 2023 AD-VALOREM and Non-Ad valorem tax bills. PROPERTY TAX EXPERTS is not responsible for owner's late, delinquent or non-payments. **Please note that all property taxes are delinquent by April 1st, 2024.**

It is recommended that you pay your taxes IN FULL, upon receiving your 2022 tax bill and take advantage of the discounts for paying early, starting in November with a 4% discount.

Property Tax Experts, Inc makes no representations or guarantees as to any anticipated outcome of your petition(s) nor any guarantee of an expected refund amount.

It incumbent upon the property owner(s), from time to time, to check with PROPERTY TAX EXPERTS, INC; as to the status of his or her petition(s) during the year 2023 petition tax cycle period: October 2023 through May 2024.

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

APPROVED AND ACCEPTED:

By:



By: X _____

STEVEN N. HOUSMAN, President
DATE: July 16, 2023

Title: X _____
Date: X _____
Telephone #: X _____
E-Mail Address: X _____