

The Woodlands
2009 TAX APPEAL LEGAL FEE AGREEMENT
ESSEX COUNTY BOARD OF TAXATION

This Agreement dated below is made between the undersigned whose address is listed below referred to as "Property Owner" and Schneck Holtzman LLC located at **301 South Livingston Ave, Suite 105, Livingston, New Jersey 07039** referred to as "Schneck Holtzman". (o: 973-533-9300 x1; f: 973-556-1563; e: mschneck@schneckholtzman.com; web: www.schneckholtzman.com)

1) **Legal Services:** Property Owner agrees that Schneck Holtzman will represent the Property Owner in the prosecution of a 2009 real estate tax appeal on the property listed below before the Essex County Board of Taxation. Property Owner hereby authorizes Schneck Holtzman to file the appeal challenging the 2009 tax assessment.

2) **Legal Fee:** The Parties agree that Schneck Holtzman's legal fee shall be **25%** of the tax savings resulting from the reduction in the 2009 assessment. If the appeal is unsuccessful Schneck Holtzman will not receive a legal fee. Property Owner agrees that Schneck Holtzman's legal fee will be paid from the refund.

3) **Filing Fee:** Property Owner agrees to pay a filing fee of **\$40.00** to Schneck Holtzman upon execution of this Agreement.

4) **Appraisal Fee:** Property Owner understands that an appraisal of the property will be required and agrees to pay an appraisal fee of **\$175.00** which is due upon execution of this Agreement. The appraisal fee includes the cost of the written appraisal, the appraiser's attendance at settlement conferences and the appraiser's testimony at trial.

5) **Property Owner's Cooperation:** Property Owner agrees to fully cooperate with Schneck Holtzman in the prosecution of the appeal. Property Owner agrees to pay all property taxes in full when due. If the tax payments are not made when due, Property Owner understands that the Essex County Board of Taxation can dismiss the case upon appropriate motion of the municipality. Property Owner understands that an inspection of the condo unit may be required by the municipal tax assessor and appraiser.

Name of Property Owner: _____

Property Address: _____

City or Town: West Orange, New Jersey

Unit Number: _____

Mailing Address: _____

Telephone Numbers: Home: _____ Office: _____ Cell: _____

E-mail Address: _____

Signature – Property Owner: _____ Date: _____

Schneck Holtzman LLC By: _____

Michael I. Schneck, Managing Member

This will confirm that I have advised you that you are entitled to a fee based on an hourly or flat fee basis and you have requested that this matter be handled on a contingency fee basis.

This agreement must be signed and returned to Schneck Holtzman LLC with the filing fee before April 1, 2009.

Please include a check in the amount of \$215.00 payable to Schneck Holtzman LLC