



PROPERTY TAX EXPERTS, INC.

Licensed Real Estate Broker CQ 0270685

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FOLIO ID #: MULTIPLE FOLIOS (SEE PAGES 4 & 5)
PROPERTY ADDRESS: MULTIPLE FOLIOS (SEE PAGES 4 & 5)
TYPE OF PROPERTIES: (SEE PAGES 4 & 5)

This agreement will confirm that the undersigned as owner(s) or authorized agent(s) of the referenced properties on the 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 property(s), rent rolls, income and expense data, surveys, pictures, etc.) that maybe required or relevant for analysis that would be contributory towards creating evidence for a successful hearing.

IMPORTANT INFORMATION ABOUT MAKING PROPERTY TAX PAYMENTS BEFORE THE DELINQUENCY DATE OF APRIL 1, 2024 (as per Fla Statute 194.014 F.S. (s.194.014 (1)(a) F.S.). A property owner who files a petition(s) through the county Value Adjustment Board, to challenge the Property Appraiser's proposed valuation of his or her property(s) must: pay all (100%) of the NON-AD VALOREM TAXES (personal property taxes), before April 1, 2024. A petitioner who is challenging the AD VALOREM TAXES (real property taxes) can make a partial payment of at least 75% of ad valorem taxes, less the applicable discount under s. 197.162, F.S. (S. 194.014 (1) (a), F.S.; before April 1, 2024. Both types of property 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**.

The property owner(s) shall be required to pay a **\$45.00 petition 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 (except American Express). Zell as a payment is also acceptable.

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

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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 received. Discounts for early payment and other tax exemptions are not considered in the computation of said fee as per forgoing fee computation example below.

****PROPERTY TAX EXPERTS, INC is entitled to full contingent fee (original 2023 tax less adjusted taxes based on reduction, excluding any discounts) 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 (fee calculation as above) 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.

Proof of reduction shall be sent to the 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, the Broward County Value Adjustment Board, and the Palm Beach County Value Adjustment Board. Proof of reduction may also be in the form of a Resolve Form Agreement when petition is resolved between petitioner/PROPERTY TAX EXPERTS, INC and Property Appraiser (as approved in advance by the taxpayers if possible). One of the above types of notifications forms will accompany invoice for payment based on the above fee calculation formula.

BILLING: BY WAY OF EXAMPLE: if the market value and or 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 a fee will be made payable to: PROPERTY TAX EXPERTS, INC.

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**), based on the reduction of your valuation. The resolution of your tax appeal may be finalized before the actual 2023 tax bill is mailed to you (example October – tax bills are mailed out in November). In this situation the county may simply revise your tax bill, send you a revised bill for the amount you are to pay, based on the reduction in assessed value. If there is a reduction and a correction in the revised bill, then no refund amount will be sent to the property owner. The contingent fee that you owe to Property Tax Experts Inc will still apply and is based on the difference between the original tax bill amount and the adjusted amount of taxes that you paid or will pay for the year of 2023 (excluding any discounts or exemptions). Said fee is due and payable within 10 calendar days of invoice.

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If the Magistrate makes a reduction of the market value, but not below the assessed value, and a refund check is earned and sent to the property owner, then PROPERTY TAX EXPERTS, INC is entitled to it's fee based on the following: original market value less adjusted market value X school board millage rate X contingency fee at a rate of 40%.

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 tax refund is determined. Property Tax Experts, Inc is not required to wait for fee payment if the refund check(s) is lost or sent to the incorrect address or incorrect named entity. You are responsible to pay Property Tax Experts, Inc whether you personally receive the refund check (e.g., escrow deficiency) or not. If the County Tax Collector mailed a tax refund to a designated payee (e.g., mortgage

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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. Said fees become due and owing (as described above) and continue until paid in full.

If payment is not made when due as required by this agreement, then PROPERTY TAX EXPERTS, INC. is authorized, and will have the right to pursue the 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 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 IN BROWARD COUNTY, FLORIDA. The 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, where other fees may apply. The above applies only to this invoice(s) related to an appearance before the County Appraiser and or Special Magistrate at a Value Adjustment 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 the invoice with proper proof of reduction in 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.

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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 or cancels a hearing(s) within 20 calendar days prior to the scheduled hearing date. There is the first 15 calendar day limit (hearing date notice is sent 25 calendar days prior to the hearing, to the agent/taxpayer), prior to the hearing date to submit our evidence and receive exchange evidence with the Property Appraiser Office. Beyond those 15 days, no evidence can be submitted to be discussed at the hearing.

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/new owner 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 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.

If the 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. It is recommended that property taxes should be paid in full upon receipt of your YEAR 2023 AD-VALOREM and Non-Ad valorem tax bills. Take advantage of any and all discounts that are available for paying early (tax bill will show monthly discounted amounts)

PROPERTY TAX EXPERTS, INC is not responsible for the owner's late, delinquent or non-payments. **Please note that all property taxes are delinquent by April 1st, 2024.**

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: Starting September 2023 through May 2024.

PARCEL ID:

PROPERTY OWNER NAME:

TYPE OF PROPERTY:

PROPERTY ADDRESS:

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**PARCEL ID:
PROPERTY OWNER NAME:
TYPE OF PROPERTY:
PROPERTY ADDRESS:**

**PARCEL ID:
PROPERTY OWNER NAME:
TYPE OF PROPERTY:
PROPERTY ADDRESS:**

Please use below the above format for entering property information.

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

APPROVED AND ACCEPTED:

By:



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

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