



Research Fee Agreement

A representative will contact you within 48 hours of receipt of this agreement to answer questions and to begin the tax appeal process.

Instructions: Fill out the form below and fax to our secure fax 973-846-7043 or Email the form to taxappeals@njproperty.net

Pay for services at: <http://www.njproperty.net/tax.htm>

Owner(s)/Taxpayer(s): _____

Mailing Address: _____ **Town:** _____ **State:** ____ **Zip:** _____

Home Phone: _____ **Work Phone:** _____ **Cell Phone:** _____

Email: _____ **Subject Address:** _____

Town: _____ **County:** _____ **Zip:** _____ **Block #:** _____ **Lot #:** _____

Style: _____ **Yr. Built:** ____ **House Sq. Ft.:** _____ **Current Taxes:** _____ **#Rooms:** ____

#Bedrooms: __ **#Baths:** __ **#Garages:** __ **Basement:** Yes or No **Finished Basement:** Yes or No

Important: Please Email Us At Least 3 Quality Photos of the Property Subject Property.

SERVICES PERFORMED - RESIDENTIAL

NJ Property Realty Services L.L.C will perform the following in this order:

1. Consult with the homeowner/ client as to tax appeal process, collect data from homeowner/client.
2. Determine the feasibility of initiating a tax appeal.
3. Provide client with a report which includes data collected and conclusions. The report is not a real estate appraisal of the subject property.
4. Should the initiation of the tax appeal be deemed appropriate, and with client's written or e-mailed approval, an independent appraisal report will be ordered through one of our network state licensed appraisal companies and necessary forms will be completed and filed out with appropriate tax jurisdiction.
5. On date of the tax appeal hearing, the homeowner/client or representative must be present.

NOTE: NJ Property Realty Services LLC IS NOT AN ATTORNEY NOR OFFERS LEGAL ADVICE OR LEGAL REPRESENTATIONS. All Appraisals are performed through a state licensed third party appraisal company with experience in Tax Appeals.

NJ Property Realty Services LLC DOES NOT GUARANTEE NOR PREDICT ANY OUTCOME AND/OR RESULT.



Program Fees:

A fee of one hundred seventy five dollars (\$175.00) will be charged and collected before the process begins; and will be credited towards your Real Estate Appraisal if needed. Should the homeowner/client authorize the ordering of a Real Estate Tax Appraisal, NJ Property Realty Services L.L.C. will charge and collect an Appraisal Fee of four hundred and fifty dollars (\$450.00) for a one unit dwelling; six hundred (\$600.00) for a 2-4 unit dwelling.

(Optional) One week prior to hearing, NJ Property Realty Services L.L.C. will charge and collect from the homeowner/client a \$125.00 fee for the appraiser's appearance at the hearing. The appraiser will not be representing the client and will be there on behalf of representing the tax appraisal report only. **(Recommended if there will be no attorney presentation)**

- (A) I/We, _____, hereinafter referred to as "the undersigned", "Taxpayer" or "owner" enters into this agreement with NJProperty Realty Services, L.L.C, to retain NJProperty Realty Services, L.L.C and any one of NJProperty Realty Services third (3) party companies as our research consultant for the subject property.
- (B) NJProperty Realty Services, L.L.C agrees to provide a state licensed tax appraiser to the taxpayer with its data/research for the subject property.
- (C) NJProperty Realty Services, L.L.C agrees to refer homeowner/client a one of its third party state licensed tax appeal attorneys who will review homeowner/client's appraisal and tax appeal case. This is for the purposes of whether or not the attorney is interested in handling the tax appeal case for the homeowner/client.

NO Reduction / NO Fee Policy

- (D) In the event that the attorney does not wish handle the tax appeal case then we recommend the homeowner/client have the appraiser present to represent his tax appeal appraisal. If the attorney wishes to proceed with representing the homeowner/client and is successful in the tax appeal process the fee will be equal to half of the first year's savings. If there is no tax appeal issued to the homeowner/client then no fee will be charged. The tax appeal fee due to one of our third party tax attorneys will be deducted from the tax savings (if returned as a refund) and paid to third party tax attorney by the tax payer. In the event said savings is returned as a refund sent directly to homeowner/client as a credit, the third party tax attorney shall bill the taxpayer or charge the taxpayer's credit card on file after the credit of refund is received, in which case, the taxpayer agrees to pay the fee billed by the third party tax attorney within 30 days after the date of billing, failing which for any reason, the taxpayer also agrees to pay interest on said third party tax attorney at a fee of 1.5% per month and reasonable attorney fees and court costs if collection is pursued. A separate agreement maybe required between the homeowner/client and the third party tax attorney stating the above process.



AGREEMENT TO PROVIDE SERVICES:

- Filing Fees and Related costs.** You are responsible for the filing fees charged by the county Board of Taxation, and/or the New Jersey Tax court, if the appeal is to be taken to that level. Said filing fees and costs will be due at the time of filing the tax appeal. And will be collected the time of the ordering of the real estate appraisal.
- Your Responsibility.** You must provide all information relevant to the issues involved in this matter, you must also pay all relevant tax bills in full and when they first become due. Failure to timely pay your real estate property taxes may result in the denial by the county tax board of your tax appeal request.
- No Guarantee.** Due to the uncertainty of legal proceedings, the interpretation and changes in the law and many unknown factors, we cannot and do not warrant, predict or guarantee results or the final outcome of any case.

You the subject property owner has read and agrees to this agreement. NJ Property Realty Services L.L.C has answered all of your questions and fully explained this Agreement to your complete satisfaction. You have been given a copy of this agreement. Please indicate your understanding of and agreement to the foregoing by signing below.

Notes:

All purchases of services are final. No refunds

Agreed:

By: _____
Owner/Taxpayer

By: _____
NJProperty Realty Services, L.L.C

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