

COMMERCIAL EVICTION ATTORNEY-CLIENT FEE AGREEMENT

PHASES OF EVICTION LAWSUIT

\$499

For ATTORNEY
PREPARED and
PROFESSIONALLY
SERVED NOTICE

\$2,990 Phase I UNCONTESTED Filings and

Service Of Complaint, Summons Default Packets- Due to File

\$240- COURT Filing Fee-costs if over \$10K money demand then fee is \$385 or \$435

\$1,990 -Attorney Fees- Retainer Will Enable Attorney To Set Aside Extra Time On Your Case

\$270- Attorney Service Expedited Electronic Complaint/Summons-Filings-1Legal and Click Legal

\$490- -PROFESSIONAL PROCESS SERVERS/ EXPEDITED E-FILINGS -Advanced Costs

PHASE II – CONTESTED PHASE –Trial and Motions/Preparation

Trial Fees- Tenant Without Attorney

Flat Fee of **\$3,990** if Tenant Not Represented by Attorney

1. If Case Settles Before Day of Trial \$490 Is Applied To Lockout Phase (See below).
2. If Tenant Hires Attorney Then Client Must Sign Attached Hourly Retainer Agreement For Case To Proceed To Trial. If A Jury Trial Is Requested Then Hourly Fees Apply.

TENANT DELAY MOTION FEES including Demurrers and Other Motions

1. Delay Motions The Flat Fee Is \$3,500 for Opposition which includes appearance at Hearing

“Ex-Parte” Hearings Are Short Notice Hearings and Require \$750 Paid upon Notice

These Are Brought By Tenant To Delay Case-- Even At Time Of Lockout

Minimum Fee for any extra court hearing is \$500

DISCOVERY PAPERS : Tenants Often Use Discovery To Delay Trials. They Are Labor Intensive and Will Require \$3,000 For A Discovery Attorney To Complete With You. If Tenant Has An Attorney This Retainer Must Be Paid At Time Discovery Is Served

POST-JUDGMENT through LOCKOUT

\$1,990 Due At Time Of Judgment Filing

\$1,450- Attorney Fees - Prepares All Court Filings and Sheriff Filings

\$195 Writ to Court plus Sheriff Costs

\$345 Click Legal Attorney Service E-filings of All Judgment Documents to Court To Expedite Lockout,

UNUSED COSTS CAN BE PLACED IN TRUST-UPON REQUEST-RETURNED IF NOT USED

ATTORNEY FEES EARNED UPON RECEIPT SO HE CAN DEVOTE TIME TO YOUR CASE

/s/Daniel Marshall, Esq. . SIGN HERE X _____

I AGREE AND UNDERSTAND ALL THE ABOVE TERMS Name of Client:

I FURTHER AGREE TO SIGN HOURLY AGREEMENT WHEN ATTORNEY HIRED or Jury Requested
HOURLY FEES ARE \$400 BEFORE DAY OF TRIAL AND \$500/HR ON DAYS OF TRIAL .