



At Bell Law, P.C., our focus is on lowering residential and commercial property taxes. This is all we do and we do it well. We will reduce your property taxes or we won't charge you a dime. That is our promise to you.

*Joseph Bell*

Bell law, P.C.  
535 Route 38 Suite 110  
Cherry Hill, New Jersey 08002  
800.951.9004

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## **AGREEMENT INSTRUCTIONS**

Client Instructions:

1. Print out this document
2. Fill out according to **the highlighted** instructions.
3. Mail the agreement to:

**Attention Customer Service  
Bell Law, P.C.  
535 Route 38 East, Suite 110  
Cherry Hill, NJ 08002**

4. A Bell Law, P.C. attorney will send you either an acceptance letter (if we will defend you, or a “decline” letter if our research shows your taxes to be fair.
5. From that point forward, you are our client. You owe us nothing unless we are successful in lowering your taxes!

Questions? Call Customer Service during business hours at 800.951.9004.

Legal services in New Jersey are provided by Joseph Bell, attorney at law, or referral attorney.

AGREEMENT TO PROVIDE LEGAL SERVICES

THIS AGREEMENT, dated \_\_\_\_\_ [←-- Client: Enter today's date here.]

, is made

BETWEEN the Client (s) \_\_\_\_\_ [←-- Client: Enter Property Owner Name.]

Whose address is

\_\_\_\_\_ [ Client: Enter The client's street address]

\_\_\_\_\_ [ Client: Enter City, State, and Zip]

And Bell Law, P.C. ATTORNEY AT LAW, NEW JERSEY (hereafter referred to as "Attorney."

Legal Services to be provided. You agree that the Law Firm will represent you in the appeal of property taxes assessed by

\_\_\_\_\_ [Client: Enter city, town or other "Taxing Authority"]

Property covered by this agreement:

\_\_\_\_\_ [ Client: Enter Property Street Address to be represented]

\_\_\_\_\_ [ Client: Enter Property City, State, and Zip Address to be represented]

The "work"

The Work includes analyzing the propriety of the Property's assessed tax amount, research, investigation, correspondence, preparation and drafting of pleadings and other legal documents to initiate a tax appeal, trial preparation, making necessary court appearances, and related work necessary to undertake the appeal process for the Property.

1. Additional legal Services. If you need any other services which may or may not be related to the above matter, you and the Law Firm may make a new agreement to provide other services.
2. Legal Fees. The Client agrees to compensate the Law Firm for the Work as follows:

If, in the sole opinion of the Law Firm, the assessment value of the Property is deemed to be at or below an appropriate level for the geographic area of the property, the Law Firm will not file an appeal and/or in its full and sole discretion may withdraw an appeal filed at any time.

In the event the Law Firm's Work results in a property tax saving for the Property ("Savings"), Client shall pay the firm a fee in the amount of 100% of the first year tax reduction (the "Success Fee"). Savings is calculated as the difference between the taxes resulting from the total assessment provided by the Taxing Authority as of the date of this Agreement and the taxes resulting from the corrected or revised assessment resulting from the Work. The Savings may be in the form of a reduced tax bill or a refund of taxes previously paid through formal or informal notification of Client by Taxing Authority. The Success Fee is due upon a settlement by the Taxing Authority or decision by the tax appeal board, Client and Law Firm agree that if the Client does not pay the Success Fee within 30 days of the final result of the Work, the Success Fee may be billed by Law Firm to Client's credit card in three equal monthly installments.

In the event that tax savings are not achieved, no amount is due from Client.

4. Your (Client) Responsibility.

You (the Client,) must fully cooperate with the Law Firm and provide all information relevant to the issues involved in this matter. You must pay all bills as required by this Agreement. If you do not comply with these requirements, the Law Firm may ask the Court for permission to withdraw from representing you. The Law Firm will also withdraw at your request at any time prior to the submission of tax reduction paperwork to the taxing authority. The law firm will always withdraw if a request by you is received within three (3) business days from our receipt of this form. The Client acknowledges that all property taxes must be paid when due even if an appeal has been filed. The Client acknowledges that they may be required to be present at the hearing. Client acknowledges that failure to pay their "Success Fee" if we are successful with 90 days of invoicing may result in a lien upon the property until paid. After 90 days, client will also be responsible for all reasonable and customary collection costs.

5. No Guarantee.

The Law Firm agrees to provide conscientious, competent and diligent services as all times and will seek to achieve solutions which are just and reasonable for you. However, because of the uncertainty of legal proceedings, the interpretation and changes in the law and many unknown factors, attorneys cannot and do not warrant, predict or guarantee results of the final outcome of any case including any and all negative results foreseeable or unforeseeable.

SIGNATURES. You and the Law Firm have read and agree to this agreement. The Law Firm has answered all of your questions and fully explained this agreement to your complete satisfaction. You have been given a copy of this agreement.

Law Firm:

By \_\_\_\_\_

Attorney

\_\_\_\_\_

Client (to sign above)