

APPRAISAL 19 FEE AGREEMENT

40780 Fremont Blvd.
Fremont, CA 94538

Phone: 925.980.3943
Fax: 510.656.7088

PROPERTY OWNER _____	APN _____	
PROPERTY ADDRESS _____	City _____	TAX YEAR _____
MAILING ADDRESS _____	City _____	COUNTY _____

The property owner (or its legal representative) has retained Appraisal 19 as its agent to obtain a potential property tax reduction for the property referenced above. The property owner authorizes Appraisal 19 to prepare and submit both an informal and formal appeal in an effort to persuade the County Assessor and/or Assessment Appeals Board to reduce the assessment from its current roll value.

The Property Owner agrees to pay Appraisal 19 a contingency fee (pay only if you win) for the tax savings in the tax year being appealed. **The fee schedule is as follows:**

**FOR BOTH COMMERCIAL AND RESIDENTIAL PROPERTIES
(COMMERCIAL PROPERTIES INCLUDE INDUSTRIAL, RETAIL, OFFICE, APARTMENT AND SPECIAL USE)**


THE PROPERTY'S LAST SOLD PRICE	OUR "NO RISK" FEE IS:
OVER \$3,000,000	15% OF FIRST YEAR'S TAX SAVINGS (ADDITIONAL 4% IF HEARING IS REQUIRED)
\$1,000,000-\$3,000,000	19% OF FIRST YEAR'S TAX SAVINGS (ADDITIONAL 6% IF HEARING IS REQUIRED)
UNDER \$1,000,000	25% OF FIRST YEAR'S TAX SAVINGS (ADDITIONAL 8% IF HEARING IS REQUIRED)

Annual property tax savings will be computed upon the difference between the County's tax assessment and the revised assessment granted by the County. That difference will be multiplied by the County tax rate. The tax savings shall be evidenced by a notice of decreased assessment, a reduced tax bill, a tax refund, or reduced tax liability.

In many cases, Appraisal 19 will pay the property owner's appeal application fee. The property owner agrees to reimburse the application fee amount back to Appraisal 19 upon the granting of any amount of reduction. If the County makes no reduction in the assessment, Appraisal 19 will absorb the fee.

Billing will occur when the County provides proof of a reduced assessment, evidenced by either a notice of decreased assessment, or adjustment to the assessed value on the tax roll. The property owner shall pay the fee to Appraisal 19 at the office located at 40780 Fremont Blvd., Fremont, CA 94538 within thirty (30) days from the invoice date. There will be a service charge of one and one-half percent (1½ %) per month on the outstanding balance after thirty (30) days from the invoice date. In the event legal action is used to enforce this agreement, the prevailing party shall be entitled to receive attorney's fees and any other litigation expenses. For purposes of jurisdiction and venue, this Agreement is entered into in Alameda County, California.

AGREED: _____ <div style="text-align: center; margin-top: 5px;">PROPERTY OWNER'S SIGNATURE</div> _____ <div style="text-align: center; margin-top: 5px;">PROPERTY OWNER'S PRINTED NAME</div>	_____ <div style="text-align: center; margin-top: 5px;">DATE</div> _____ <div style="text-align: center; margin-top: 5px;">BEST PHONE</div> _____ <div style="text-align: center; margin-top: 5px;">BEST EMAIL</div>
APPROVED: _____ (APPRAISAL 19)	_____ <div style="text-align: center; margin-top: 5px;">DATE</div>

	<p>Property Questionnaire (To be filled out by Property Owner)</p> <p>What might make your property worth less than similar properties in your area? (Such as, but not limited to: property defects, your location, construction issues, environmental issues, lack of view, etc.)</p> <hr style="border: 1px solid black;"/> <hr style="border: 1px solid black;"/>
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