

SCHEDULE OF COLLECTION AND FORECLOSURE FEES

FEES

- Although the Kracht Law Firm, P.A. understands you want to handle your legal affairs as economically as possible, we do need to assure ourselves we will be paid for our services. The billing rate for all attorneys will be \$155.00 per hour.
- For assessment collection services and for some foreclosure and covenant enforcement litigation services, a flat fee is charged, which is based upon the work that is typically required to be performed. We will seek to recover these fees from the defendant, however, the Association will remain responsible for the payment of all of the Firm's fees and costs. The Association will not be billed for collection services until such time as foreclosure proceedings become necessary, the defendant files bankruptcy or other events occur which make it impractical for the Firm to collect its fees directly from the defendant. A schedule of the Firm's collection, foreclosure and covenant enforcement fees can be found below.

Pre-suit collections

Standard charges for pre-suit services:

Initial Demand Letter	(\$186.00)
Claim of Lien	(\$139.50)
Intent to Foreclose	(\$31.00)
Satisfaction of lien	(\$62.00)
Payment Plan Letters	(\$77.50)
Preparation of all standard letters to property manager	(included)
Preparation of all standard letters to Official Records Office	(included)
Typical collection cost when payment received within 30 days:	(\$186.00)
Typical cost of collection where claim of lien is recorded:	(\$418.50)

Foreclosure services

Preparation and Filing of Foreclosure Action	(\$434.00)
Preparation of Summary Judgment (includes attendance of ex-parte hearing)	(\$434.00)

SCHEDULE OF COVENANT ENFORCEMENT FEES

INITIAL DEMAND LETTER

\$186.00

- Verify status of ownership of property, review any and all correspondence to and from the homeowner, review any evidence of violation, review governing documents, and prepare Demand letter to homeowner as well as status update to association.
(Please add \$52.50 per additional violation of homeowner)

FOLLOW UP DEMAND LETTERS

\$62.00

DEMAND FOR MEDIATION

\$186.00

- Read and review of file and confirmation with Board or property manager that violation is ongoing. Additionally, preparation of Demand for Mediation.

COMPLAINT OR PETITION FOR ARBITRATION (Condominium)

- Preparation and filing of Injunctive Relief Complaint (\$434.00)
- Preparation of Summary Judgment (includes attendance of ex-parte hearing) (\$434.00)

**SCHEDULE OF GENERAL CORPORATE COUNSEL FEES,
OTHER FORECLOSURE REPRESENTATION FEES, AND COSTS**

GENERAL CORPORATE COUNSEL

\$155.00/HR

- Counsel regarding corporate matters of the Association will be billed at the firm's hourly rate of \$155.00 per hour, plus costs. Additionally, other services which are not included in the flat fee structure described herein, including, but not limited to attorney preparation for and attendance at additional hearings, bankruptcy, trial, foreclosure sale, research, correspondence with opposing counsel, etc., will be billed at the firm's hourly rate of \$155.00 per hour, plus costs. The Firm's hourly rate will also apply if this matter becomes contested.

ANSWER MORTGAGE FORECLOSURE LAWSUIT

\$180.00

- Representation of Association in mortgage foreclosure litigation where Association is named as Defendant; shall include review of mortgage foreclosure complaint, review of recorded liens and mortgages, filing of an Answer in to the lender's Complaint, to protect the interest of the Association and seek the recover of any overbid funds when the property is sold at the foreclosure sale, monitor the litigation through summary judgment, and foreclosure sale. Additionally, in the event that the lender recovers the property at the sale the Firm will work to recover any past due assessments as provided for in the Florida Statutes from such a lenders/owners.

COSTS

- Flat fees enumerated above are exclusive of costs - the Association is responsible for all costs in additional to the flat fees described herein.