



MILLER LAW
GROUP, PC

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CONTRACT FOR REAL ESTATE CLOSING

THIS CONTRACT made this _____ day of _____, 20____, by and between _____ herein referred to as the Client, and Miller Law Group, P.C., hereinafter referred to as the Attorney.

Client acknowledges and/or agrees to the following:

1. Client has the right to choose any settlement agent, not necessarily Attorney, for their closing.
2. Attorney's fee is \$335.00 if we represent you as SELLER, **\$630.00 if we represent you as Purchaser**, and \$530.00 for refinances. Additional charges will apply for SHORT SALE contracts. Attorney's fees include, but are not limited to the basic scope of legal services. This fee does not include non-legal expenses associated with the closing, i.e., courier, title insurance fees, title examination, court fees, mortgage payoff fees, recording fees, release fees, release management fees, taxes, or postage. There is no additional charge for accommodating closing after "regular" business hours. However, an appointment is required.
3. Attorney's fee also does not include work deemed by the Attorney as above and beyond the basic scope of real estate closing services. In the event that work goes beyond the basic scope of real estate closing services, additional attorney fees will be charged at a rate of \$250.00 per hour. Client will be made aware that these fees will be assessed prior to work beginning.
4. **If the transaction does not finish successfully, client will be responsible for any third party costs (such as title search) incurred by law office. Client will be billed upon notice of release.**
5. Client authorizes Attorney and staff to communicate with all necessary parties to facilitate their real estate closing.
6. Pursuant to the real estate purchase agreement, the principal parties are responsible for ordering and paying for any property and/or home inspection, survey, appraisal, and/or property owner's/condominium association documents.

Attorney's representation will not begin until Client and Attorney sign this legal services agreement. We look forward to working with you.

Client

Date

Client

Date

Attorney

Date

****pricing as of 5-1-11 is subject to change without notice****