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FEE AGREEMENT

This is an agreement for legal services by attorney Craig Blackmon to or on behalf of you, NAME, in regards to your attempt to sell SUBJECT PROPERTY ("Matter"). This Fee Agreement pertains only to legal services rendered in regards to the Matter. Representation in regards to any other matter is not encompassed by this Agreement.

Upon the signing of this Agreement, you owe Craig a flat fee of \$500. This sum is immediately earned by Craig and considered nonrefundable. The funds will be placed into Craig's general business account and not a trust account. If you receive one or more written offers, or if Craig drafts a written offer, then you will owe Craig a second flat fee of \$500. If you enter into a contract for the sale of the property, then at closing you will owe a final flat fee of \$500. If you discharge Craig before completion of the Matter, you will be entitled to a return of the flat fee paid that exceeds a "reasonable fee," as determined by Craig.

This Agreement expires upon any of the following: failure to enter into a contract following delivery of an offer that reasonably matches the asking terms; failure of a contract once created; closing of the sale; or removal of the property from the market. If this Agreement expires due to a failure to enter into a contract after delivery of an offer, or failure of that contract prior to closing, then you may renew the Agreement with payment of another \$500 (with a final \$500 due at closing).

For the total flat fee, Craig will provide the following legal services: (a) Advise you about the sale process and your legal obligations (including disclosure and title obligations); (b) Review offers and draft any counteroffers (including the drafting of an initial offer if necessary); (c) Assist in negotiating contract terms and ensure the formation of a binding contract; (d) Ensure escrow and title are opened and the sale is on track for closing; (e) Counsel regarding satisfaction of contingencies, including any renegotiation of the contract terms; (f) Review, explain, and revise as appropriate documents related to the transaction (e.g. escrow instructions, settlement statement, proposed deed); and (g) Advise you throughout the transaction regarding your options and the best means for protecting your interests. The scope of Craig's representation is explicitly limited to these legal services. If you want Craig to provide additional legal services, then you will need to sign another Fee Agreement.

