

NLO | NELSON LAW OFFICE

LAW OFFICES OF DAVID C. NELSON, LTD.

Client Representation Agreement

(client) agrees to be represented by Attorney David C. Nelson and The Law Offices of David C. Nelson, Limited; for the matter of buyer's real estate closing for property located at (property address).

The fee is (full legal fee) for the buyer's real estate closing. The entire fee shall be deposited into attorney's client trust account. Upon the failure of this closing, cancellation of this agreement or attorney withdrawal, one-half of the (full legal fee) shall be paid to attorney from retainer and remaining retainer shall be returned to (client). Upon completion of closing, (full legal fee) shall be paid to attorney from retainer. Any additional charges as listed below shall be invoiced to client and if allowed paid on the HUD at closing. Client remains liable for any charges not allowed to be placed on the HUD.

If the closing does not occur within 3 months of the contract date, If it is discovered at anytime throughout this matter that the property that you are purchasing is a distressed property such as one in foreclosure, short sale or other situation that make the property be in a distressed situation; The Law Offices of David C. Nelson, Ltd.; may choose to withdraw from this representation. If this office withdraws, you will only be charged for time spent on the file or a maximum of one half of \$(full legal fee). This law office may also offer to continue representing you under our "Distressed Real Estate" Client Representation Agreement which carries different terms and rates.

If real estate transaction does not proceed to closing, client agrees to pay (full legal fee) as total fee for partial real estate transaction. If a closing is scheduled and then cancelled less than 48 hours prior to closing or I appear at closing and it fails and must be rescheduled, (cxl fee) per additional closing appointment shall be paid to the Law Offices of David C. Nelson, Limited. Client agrees to compensate the Law Offices of David C. Nelson, Limited for all expenses incurred such as copying, mileage and other miscellaneous expenses. If the closing is outside of the Chicago Loop Area, an additional trip charge of (trip charge) may be added to any invoice for legal services and may be billed at closing or at an earlier time at the election of our firm.

This offer expires if not received by NLO by ten days after date shown below. No work will be done on a file and you are not a client until (full legal fee) is deposited into attorney client trust account and this client representation agreement is signed. Payment can be made via our firm's accepted payment practices.

(x) _____ (date)
{client}

(x) _____ (date)
David C. Nelson, President
NLO-NELSON LAW OFFICE / LAW OFFICES OF DAVID C. NELSON, LIMITED
ARDC#:6276706

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