
SUMMARY EXPLANATION OF DEFERRED FEES

Approximately ten years ago, our firm developed the concept of deferred payment of attorney fees for collection in Georgia. This was done as a result of some associations paying more in attorney fees than the amount they were trying to collect.

Deferred payment of attorney fees means our fees are not payable by the association until we collect the funds to pay them from the delinquent homeowner. Deferred payment of fees is not a 'contingency' fee, in the sense that our firm does not retain any of the association's assessments. Instead, our set fees are added to the account of the delinquent homeowner. All of this means that the financial burden for the attorney fees is shifted from the association (those who pay on time) to the delinquent homeowner. In short, the effect is that the delinquent homeowners are paying our attorney fees.

The only upfront, out-of-budget expense to the association is a \$45 setup fee per address, \$250 upfront fee for suit, and any costs charged by the court once a case is in suit. We do not file suit on an account unless directed to do so in writing by the association.

Filing costs for suit in the Atlanta area range from about \$220 to \$270. There may be some additional court costs for such things as paying for a private process server and garnishment of wages or bank accounts. Typically, none of these costs would individually amount to more than \$100. Any fees and court costs fronted by the association will be added to the amount being collected from the delinquent homeowner. Please feel free to contact our firm regarding any questions or for more detailed information.

<u>SERVICE</u>	<u>FEE AMOUNT</u>	<u>COST TO ASSOCIATION</u>
Set-up File	\$45	\$45
Lien Letter & Title Search	\$75	NONE
Drafting & Filing of Lien	\$239	NONE
Title Update & Suit Warning Letter	\$100	NONE
Draft Complaint & Summons	\$650	\$250
File Suit	Court Costs	Costs Charged by the Court
Foreclosure	\$50	\$50 (our remaining outstanding fees are waived if suit has not been filed.)