



Phone (516) 342-4849

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**Nassau County Retainer**

***-NO REDUCTION = NO FEE-***

**1. Service & Fees: I Agree to Pay Nothing Unless My Taxes Are Reduced.** In exchange for property tax grievance services I the owner, contract vendee or authorized agent agree to pay Heller & Consultants Tax Grievance DBA (H.C.T.G), **a contingency fee equal to 50% of my Tax Savings** achieved by H.C.T.G for the protested tax year only, **if there is no reduction, I owe Nothing**. In order to achieve the maximum reduction H.C.T.G will prepare a seventy-five dollar "desktop appraisal" (**if there is no reduction, I am not responsible for this or any other fee**). I have the option to supply a relevant appraisal within 30 days. In fulfilling this service, H.C.T.G. will make every reasonable effort to lower my property taxes. If a reduction does not occur for any reason I acknowledge that H.C.T.G. has made no representations regarding the outcome. Overdue invoices are subject to a late fee up to seventy-five percent. If a reduction occurs in the same tax year by the effort of another service (duplicate filing), I agree to pay HCTG in full. "Estimated Tax Savings" for a given protested tax year are defined as follows: subtract my property's final assessed value for that year from its tentative assessed value, then multiply the difference by the filing year's total tax rate. The resulting number is the Tax Savings used to calculate the contingency fee prior to any exemptions.

**2. Further Appeals:** If H.C.T.G. believes it is advisable to continue the appeal process beyond the Assessment Review Commission (A.R.C.), I authorize H.C.T.G. to file in Small Claims Assessment Review NYS Supreme Court and to negotiate a savings on my behalf. H.C.T.G. will advance a thirty-dollar court filing fee, which I agree to reimburse, **upon a successful tax reduction only**.

**3. Length of Agreement:** This agreement is for the below stated tax year only & supersedes all prior agreements between you and H.C.T.G. and will remain in effect unless canceled by either party in writing within 7 days from signing this agreement.

**4. If I sell my home: This agreement can be transferred at any time to my buyer.** New owner will sign a new agreement to relieve me, the seller, of any contractual liabilities & payment to H.C.T.G.; **it is my responsibility to inform H.C.T.G. prior to entering official contract of sale.**

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Phone # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email address \_\_\_\_\_@\_\_\_\_\_

The undersigned, being an aggrieved party within the meaning of the Real Property Tax Law hereby authorizes the below representative to act as our agent to file with the Nassau County Assessment Review Commission

Tax Year \_\_\_\_\_ Heller & Consultants Tax Grievance D/B/A, Rep # 621

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Parcel Id\* \_\_\_\_\_ Property address \_\_\_\_\_

\*(To be completed by our office)

(Street #, city, zip)