

Simplified Collection Fee & Cost Schedule

Revised 12.01.2024

<i>Legal Service</i>	<i>Fee</i>	<i>Costs</i>												
Collection Services														
<p>Demand Letters & Liens</p> <p>Services include review of account, limited research to ascertain correct mailing address for debtor, pre-lien communications with debtor, limited review of public records (not a title abstract), preparation of claim of lien, recording claim of lien, communications with debtor after filing of lien, receipt and review of correspondence from debtor, telephone conversations with debtor, and communications with Board of Directors, Community Association Manager, or Accountant regarding collection. If payment in full is received then services include preparation and recording of release of lien. Any bankruptcy proceedings or payment plans are additional services at hourly rates.</p>	\$615.00	\$75.00*												
*Actual costs may vary, this is a flat fee based on the average costs.														
<p>Review and Evaluation of Charges Other than Standard Assessments</p> <p>This charge applies to accounts with fines, work orders, and other charges outside of assessments, interest, late fees, and collections costs. This charge may also be applied when we are required to review the procedures for the adoption of a special assessment included on the account. This includes review of the supporting documents for the charge(s) and determination of the validity and collectability of the charge(s). This fee is applied at the time the claim of lien is drafted.</p>	\$185.00													
<p>Evaluation for Lien Foreclosure</p> <p>A nonrefundable fee of \$200.00 is charged for ordering of title abstract, review of title abstract, and evaluation for lien foreclosure. This amount is credited toward the \$1,750.00 foreclosure fee if foreclosure suit is instituted.</p>	\$200.00	Cost of title search												
Foreclosure Services														
<p>Foreclosure of Claim of Lien</p> <p>Services include preparation of foreclosure complaint, filing and attempted service of complaint, preparation of motion for summary judgment, affidavits in support of summary judgment, order of summary judgment, notice of sale, certificate of title, and certificate of sale, schedule and attend summary judgment hearing, preparation and service of related notices, attend foreclosure sale and bid for creditor, related communications with Board of Directors, Community Association Manager, or Accountant. Constructive service of process, and any additional hearings, trial, or bankruptcy proceedings are additional services at hourly rates.</p> <p>Court reporter fee (required if any response to the complaint was filed). Approximately \$125 for first hour for appearance. If a transcript is needed, actual costs will be billed.</p>	\$2,200.00	See below												
Actual costs incurred														
<p>Contested Foreclosure of Claim of Lien</p> <p>Any services outside of the above tasks (e.g. depositions, trials, counterclaims) required due to the case being contested will be handled at hourly rates. We will notify the association when hourly rates are applicable.</p>	Hourly Rates													
<p>Estimated Foreclosure Expenses</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Filing Fee (based on amount due, est. is for a \$5,000 claim)</td> <td style="text-align: right;">\$400.00</td> </tr> <tr> <td style="padding-left: 20px;">Lexis Skip Trace</td> <td style="text-align: right;">\$25.00</td> </tr> <tr> <td style="padding-left: 20px;">Service of Process (2 defendants in Florida)</td> <td style="text-align: right;">\$80.00-\$110.00</td> </tr> <tr> <td style="padding-left: 20px;">Title Abstract</td> <td style="text-align: right;">\$85.00</td> </tr> <tr> <td style="padding-left: 20px;">Servicemember Civil Relief Act Search (2 defendants).....</td> <td style="text-align: right;">\$80.00</td> </tr> <tr> <td style="padding-left: 20px;">Publish Notice of Sale in Newspaper</td> <td style="text-align: right;">\$400.00</td> </tr> </table>			Filing Fee (based on amount due, est. is for a \$5,000 claim)	\$400.00	Lexis Skip Trace	\$25.00	Service of Process (2 defendants in Florida)	\$80.00-\$110.00	Title Abstract	\$85.00	Servicemember Civil Relief Act Search (2 defendants).....	\$80.00	Publish Notice of Sale in Newspaper	\$400.00
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Deed Stamps (assuming a \$1,000 bid)	\$7.00
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Client will be responsible for actual costs incurred.

Mortgage Foreclosure Defense	
Answer Mortgage Foreclosure Complaint	\$225.00
File or Respond to Motions in Mortgage Foreclosure Action	\$150.00 each
Claim for Surplus Funds, including hearing.....	\$375.00
Attend Hearings.....	Hourly
Respond to Basic Discovery Requests	\$300.00
<p>Services include review of foreclosure complaint, file answer, review of motion for summary judgment, affidavits in support of summary judgment, order of summary judgment, notice of sale, certificate of title, and certificate of sale, schedule and related communications with Board of Directors, Community Association Manager, or Accountant. Attendance at any hearings, trial, or bankruptcy proceedings are additional services at hourly rates. The \$150.00 flat rate motion fee is for standard motions such as a motion to set sale. Complex motions are billed at hourly rates.</p>	

<i>Legal Service</i>	<i>Fee</i>	<i>Costs</i>
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Eviction Services		
Assignment of Rents		
Initial communication with tenant and notice to owner	\$125.00	
Three-day eviction notice	\$125.00	
Processing of Tenant Payments (per installment).....	\$25.00	
Eviction Evaluation	\$200.00	
<p>Services include determining whether a unit is occupied by a tenant and determining to pursue assignment of rents, service of collection letter to the tenant and notice of demand to the owner, as well as communications with tenant, limited review of public records (not a title abstract), evaluation of association's ability to evict tenant, receipt and review of correspondence from tenant, telephone conversations with tenant, and communications with Board of Directors, Community Association Manager, or accountant regarding assignment of rents. If payment is received then services include accounting and receipts of payments made by tenant.</p>		

Evictions	Hourly Rates	\$400.00-\$600.00*
Services include preparation and filing complaint, and other required pleadings for uncontested eviction for claim for possession only.		*Estimated. Client will be responsible for actual costs incurred.

Additional Services		
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Provide Statement of Account – “Attorney Response”	\$400.00
<p>Services include confirmation of accounting and drafting correspondence to party requesting information on outstanding balance in written form for the purposes of facilitating a closing or other transaction. Ansbacher Law does not issue estoppel letters as such terms are defined in Chapter 718 or Chapter 720 Florida Statutes.</p>	

Bankruptcy	
Proof of Claim or Monitoring of Bankruptcy (Chapter 7)	\$350.00
Preparation and Filing of Proof of Claim and Payment Admin (Ch 11 or 13).....	\$1,500.00
Motions and Court Appearances	Hourly Rates
<p>A Proof of Claim will be filed on behalf of the Association when we receive notice that a deadline for filing same has been set by the Bankruptcy Court. Enforcement of rights in bankruptcy proceedings are at Hourly Rates. The estimated fee and cost for filing a motion for relief from stay is \$2,500.00. Credit card charges may also apply.</p>	

Credit Card, ACH, Debit Card & eCheck Processing

Services include acceptance of Visa, MasterCard and Discover payments, dispute resolution regarding credit card payments, and verification of third-party payments. A party paying a delinquent account other than by delivery of a physical check will be required to pay charges to cover the actual or estimated service and processing charges incurred by the law firm.

Worthless Check Fees

\$25, if the face value does not exceed \$50; \$30, if the face value exceeds \$50 but does not exceed \$300; \$40, if the face value exceeds \$300; or an amount of up to 5% of the face amount of the check, whichever is greater. Fees are charged to Homeowners.

Payment Plans\Partial Payments (other than in bankruptcy)

Preparation of Settlement Agreement	\$300.00
Processing of Payments Received (per installment received).....	\$25.00

Hourly rates will apply if a court appearance is required. Where applicable payment processing costs will also be charged.

One-Time MRTA Analysis Fee

If the applicable governing documents upon which collection is based were preserved or revitalized in order to avoid the expiration otherwise effected by the Marketable Record Title Act, then a one-time fee of \$500.00 will apply to review the validity of the covenants and confirm the association’s ability to collect, unless the renewal or revitalization was performed by Ansbacher Law. Fees and costs related to this service are invoiced to Association at the time the service is rendered and will not be attributable to a cost incurred on any individual homeowner’s account.