## Simplified Collection Fee & Cost Schedule Revised 12.01.2024

Collection Services       Services include resides of account, limited research to ascertain correct mailing address for debut, pre-limit, including a service of public records (not a title abtract), preparation of chain of line, consumption of the horizon of line, recording (of a title abtract), preparation of feature of the communications with debut, and communications with loboral of line, record (not a title abtract), preparation of feature of the communications with debut, and communications with loboral of line, record (not a title abtract), preparation of feature of the communications with loboral of line. Acty hashenpiesy proceedings of the communications with loboral of line. Acty hashenpiesy proceedings of the communications with loboral of line. Acty hashenpiesy proceedings of the communications with loboral of line. Acty hashenpiesy proceedings of the communications with loboral of line communications with loboral of line communications with loboral of lines. Acty hashenpiesy proceedings of the communications with loboral of lines. Acty hashenpiesy proceedings of the communications with loboral of lines. Acty hashenpiesy proceedings of the communication of the chargeds) and determination of the viability and collectability of the chargeds). This handpare of factors of the charged services at hour the charged service of comparison of the comparet. This handpare and lines in the line of the charged service of the comparet line in the charged service of the comparison of the charged service of the charged service of communications with loboration of the charged service of service proceedings are additional service at hour the line line line line line line line lin	Legal Service	Fee	Costs
Services include review of account, limited review of public records (are a tile abstract), preparation of chain of time, recording dation of lens, concurrent regarding of lien, creapending of lien, review include preparation and recording of release of lien. Any bankruptcy proceedings or public records, contant regarding of lien, creapending of liens, review include preparation and recording of release of lien. Any bankruptcy proceedings or public records, contant regarding of liens, review include preparation and recording of release of lien. Any bankruptcy proceedings or public records, work orders, and other charges outside of assessments, interest, line fees, and collections costs. This charge may also be applied when we are required to review of the charge(s).       \$185.00         Content of Lien Foreclosure       \$200.00       Cost of tile search         A nonefundable fee of \$200.00 is charged for ordering of tile abstract, review of the sharget is listificated.       \$2,200.00       See below         Services include preparation of foreclosure complaint, filing and temped of services of complaint, preparation of a second the release of lien and the service of tile abstract, and evaluation for lien foreclosure the statement of second the services of complaint, preparation of an event of the service of tile abstract, and evaluation for lien foreclosure complaint, filing and temped of service of complaint, preparation of an event of the service of tile, abstract, and event of event of the service of the abstract and evaluation of foreclosure complaint, filing and temped of service of complaint, preparation of an event of the service of the service of the abstract and evaluation of liens (section we are temped) and tenservice of complaint, filing and tenservice of complaint abstract and abstract of the service of the service of the service of the service	Collection Services		
communications with debor, limited review of public records (not a title abstract), proparation of elime of gimes (case), and provide of gimes (case), and provide of gimes (case), and provide of gimes (case), and a communications with Board of Directors, Communications with debor and relation of the constraint regarding of lien, case), and communications with Board of Directors, Communications with debor and relation of the constraint regarding collection (case), and the average of the average and director are constrained on the average of the case).       \$185.00         Review and Evaluation of Charges Other than Standard Assessments.       \$185.00       \$200.00       Cost of title search provide (case) and other charges outside of assessments, interest, provide (case) and other charges outside of assessments interest, provide (case) and other charges outside of assessments in the charge (case).       \$200.00       Cost of title search provide (case) and other charges outside of assessments, interest, provide (case) and other (case) and other charges of the charge(case).         Foreloaure for the adoption of a special assessment included to the account. This includes review of the charge(case) and determinition of the vultility and cellectability of the charge(case).       \$200.00       Cost of title search provessment for the charge(case) and other provessment for the charge (case).         Foreloaure of Claim of Lien       Foreloaure Services       \$2,200.00       See below         Structure service of relation of an excellation of services of an and provide of samese provide of cases, and any additional hearings, trial, or bankrupty proceedings are additional services of relations of service of relation of service of relating of theoreclouers of summary indigneent, hearing se	Demand Letters & Liens	\$615.00	\$75.00*
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 adaption of a special assessment included on the account. This includes review of the charge(s). This fee is applied at the time the claim of lien is drafted.       \$200.00       Cost of title search         Evaluation for Lien Foreclosure       \$200.00       Cost of title search         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 soit is instituted.       S200.00       See below         Services include preparation of foreclosure complaint, filing and attempted service of complaint, preparation and service of fracted on the association Manager, or Accountant. Constructives earlier of title, and certificate of sale, schedule and attend summary judgment, review at high for certificate services at hourly proceedings are additional services at the dist or equired to the association Manager, or Accountant. Constructive service of process, and any additional hearings, trial, or bankruptcy proceedings are additional services at hourly rates.       Actual costs incurred         Contested Foreclosure of Claim of Lien       Hourly Rates       Actual costs incurred         Extinated Foreclosure of claim of Lien       S20.00       See below         Services include preparation of foreclosure schema the dist or certificate or state, actual costs will be banked to the advice related notices.       Actual costs incurred	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		vary, this is a flat fee based on the average
late fees, and collections costs. This charge may also be applied when we are required to review 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.       \$200.00       Cost of title search         Evaluation for Lien Foreclosure       \$200.00       Cost of title search         A nomefundable fee of \$200.00 is charged for ordering of title abstract, review of title abstract, and evaluation for lien foreclosure. This anount is credited toward the \$1,750.00 foreclosure fee if foreclosure suit is instituted.       Foreclosure Services         Foreclosure of Claim of Lien       \$2,200.00       See below         Services include preparation of foreclosure complaint, fling 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 bid for creditive, related communications with Board of Directors, Community Association Manager, or Accountant. Constructive service of fore appearance. If a transcript is needed, actual costs will be billed.       Actual costs incurred         Contested Foreclosure of Claim of Lien       Actual costs will be billed.       Hourly Rates         Event applied at the unite the abstract, in preparation of the abstract, review of the abstract, and evalue of the abstract, attend foreclosure set will be handled at hourly rates.       Actual costs incurred         Foreclosure of Claim of Lien       See below       See below       See below         Servic	Review and Evaluation of Charges Other than Standard Assessments	\$185.00	
A nonrefundable fee of \$200.00 is charged for ordering of tile abstract, review of tile abstract, and evaluation for lien foreclosure. This amount is credited toward the \$1,750.00 foreclosure fee if foreclosure suit is instituted. Foreclosure of Claim of Lien \$2,200.00 See below Services include preparation of foreclosure complaint, filing and attempted service of complaint, preparation of of motion for summary judgment, order of constructive 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 bankruptey proceedings are additional services at houry rates. 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. Contested Foreclosure of Claim of Lien 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. Estimated Foreclosure Expenses Filing Fee (based on amount due, est. is for a \$5,000 claim)	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).		
evaluation for lien foreclosure. This amount is credited toward the \$1,750.00 foreclosure fee if foreclosure suit is instituted.         Foreclosure of Claim of Lien         \$2,200.00         See below         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 hearing, preparation and service of related notices, attend foreclosure ale 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 bankruptey proceedings are additional services at hourly rates.       Actual costs incurred         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.         Actual costs incurred         Mourly Rates         Stimated Foreclosure of Claim of Lien         Actual costs will be billed.         Approximately Sti25 for first hour for the above tasks (e.g. depositions, trials, counterclaims) required due to the case being contested will be handled at hourly rates.         Stimated Foreclosure Expenses         Filing Fee (based on amount due, est. is for a \$5,000 claim).       \$400.00         Lexis Skip Trace       \$25.00			

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Deed Stamps (assuming a \$1,000 bid) \$7.00		
Client will be responsible for actual costs incurred.		
Mortgage Foreclosure Defense		
Answer Mortgage Foreclosure Complaint		
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.		

Legal Service	Fee	Costs		
Eviction Services				
Assignment of Rents				
Initial communication with tenant and notice to owner	\$125.00			
Three-day eviction notice				
Processing of Tenant Payments (per installment)				
Eviction Evaluation				
	\$200.00			
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.				
Evictions	Hourly	\$400.00-\$600.00*		
	Rates			
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				
Provide Statement of Account – "Attorney Response"	\$400.00			
Services include confirmation of accounting and drafting correspondence to party requesting information on or of facilitating a closing or other transaction. Ansbacher Law does not issue estoppel letters as such terms are do Statutes.				
Bankruptcy				
Proof of Claim or Monitoring of Bankruptcy (Chapter 7) Preparation and Filing of Proof of Claim and Payment Admin (Ch 11 or 13 Motions and Court Appearances	3)\$1,500.	00		
A Proof of Claim will be filed on behalf of the Association when we receive notice that a deadline for filing sa Enforcement of rights in bankruptcy proceedings are at Hourly Rates. The estimated fee and cost for filing a m card charges may also apply.				

## 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)	

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.