



Value Adjustment Board Authorization

AUTHORIZATION FOR TAX YEAR 2011:

By signing this form, you (the Client) authorize NWF REALTY, INC. ("NWF") to represent you as an agent, in the capacity of an advocate in the administrative appeal of your Florida Ad Valorem property taxes.

Further, you authorize NWF to obtain from the Property Appraiser or other governmental agencies or departments, any information on your property, including any comparable sales, construction costs, and income analysis, etc. to aid in the reduction of the property taxes on the following real property:

COUNTY: _____ County, Florida

PARCEL NUMBER(s):

PROPERTY ADDRESS (or Legal Description):

PURSUANT TO THE TERMS AND CONDITIONS CONTAINED HEREIN, THE FOLLOWING IS UNDERSTOOD, AGREED, AND ACCEPTED BY: (write above each line)

COMPANY/AUTHORIZED NAME (PRINT) TITLE

SIGNATURE DATE

ADDRESS CITY/STATE/ZIP CODE

TELEPHONE FACSIMILE E-MAIL ADDRESS

Accepted By:

Gordon C. MacLean
Sr. Asset Manager
NWF REALTY, INC.

TERMS and CONDITIONS TO WHICH CLIENT AGREES:

Authorization: NWF's purpose is, whenever possible, to seek exemptions, reductions and administrative remedies from Property Appraisers and/or petition the Value Adjustment Board (VAB) for assessment reductions to which you are legally entitled, for the property listed above or attached to this form. This Authorization expressly does not encompass any civil court actions. If required by the Property Appraiser or VAB, you hereby authorize NWF to identify you as the client and to provide a copy of this Value Adjustment Value Authorization.

Property Records: You hereby agree to provide NWF and/or the Property Appraiser with any records about your property within the prescribed timeframes or within 10 days from the day the request is made. You understand that NWF must present credible evidence about your property in order to obtain tax relief on your behalf, and your failure to provide records or information when requested may jeopardize the outcome of negotiations or a VAB Hearing.

Independent Contractor/Vendors: At NWF's own discretion and expense, NWF may engage outside consultants and independent contractors to add to the analysis of your property, negotiate with Property Appraiser(s), and/or attend VAB Hearings at NWF's sole direction.

Verification: NWF will provide at least one of the following as proof that an exemption, reduction, or credit has been obtained:

1. Receipt of the Property Appraisers preliminary assessment(s) showing a reduction from the prior year in the event a reduction is given by the Property Appraiser prior to the mailings of the Truth in Millage (TRIM) Notice(s); or
2. Any reduction appearing in a final tax bill from the prior year's tax due to this year's tax due; or
3. A copy of the Special Master's notice or VAB Findings Report for the applicable tax year as a result of a Hearing of the VAB indicating a reduction of the tax due.

This proof will accompany the NWF invoice to you. However, NWF is NOT responsible for any other notification or verification which may be sent to you from time to time by VABs, Property Appraisers, or Tax Collectors, or any other government departments or agencies.

Compensation: As compensation for NWF's representation, you agree to pay NWF on a contingency basis, in each separate above Appeal, the following fee for the year specified at the beginning of this authorization:

<u>Assessed Values</u>	<u>Fee As Percentage Of Tax Savings for Tax Year</u>
\$100,000 to \$10 million	50%
Over \$10 million	40%

THE CORRESPONDING PERCENTAGE WILL BE DUE AND PAYABLE ON ANY PROPERTY TAX REDUCTIONS GIVEN THIS YEAR OR CREDITS YOU RECEIVE FOR OVERPAYMENT OF PROPERTY TAXES IN PRIOR YEARS (including real property or tangible personal property).

Such fee shall be owed if there is any reduction in the 2011 assessed value and associated property taxes for any reason whatsoever. Tax savings will be calculated by multiplying the total assessed value reduction by the 2011 millage rate (tax rate). If there is no reduction in assessed value, there is no fee due.

Payment of fee is due net 30 days upon your receipt of NWF invoice or statement, and is expressly NOT dependent upon your receipt of refunded taxes or credit against taxes owed. If payment is not timely made, interest will accrue at the rate of eighteen (18%) percent per annum. In the event of any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover all court costs and attorney's fees.

In the event that NWF fees remain unpaid after the services are rendered pursuant to this Authorization, you hereby grant to NWF the right to an equitable lien on the property which is the subject matter hereof, including any proceeds of a refund or a reduction in assessed taxable value. The right to such equitable lien on the subject property or any tax refund secured shall be as security for payment of NWF's fee.

Judicial Appeals: You acknowledge that appropriate relief might not be secured at the administrative level and that judicial relief might be required or recommended. If, in NWF's opinion, such judicial proceedings are warranted, NWF shall so notify you and will cooperate to the best of our ability with any legal representative you may engage. Additionally, you acknowledge that the County Property Appraiser may appeal to the Circuit Court the reduction obtained by NWF.

Venue: Jurisdiction and venue for any proceedings regarding this contract shall be Okaloosa County, Florida.

Acknowledgment: You understand by signing this Agreement, all terms and conditions apply to you and all principals, partners, corporations, employees, heirs, personal representatives, agents, assigns, and/or successors in interest.

Entire Agreement: The terms and conditions contained herein constitute the entire Agreement which may not be modified except in writing and full execution by Client and NWF.

NWF Realty, Inc.
913 N. Beal Parkway, #A104
Fort Walton Beach, FL 32547
850.240.3122 voice