

2023 MULCAHY LAW FIRM, P.C. REPRESENTATION AND FEE AGREEMENT

The Board of Directors of Lake Havasu South Point Homeowners' Association, Inc. ("Association") hereby retains MULCAHY LAW FIRM, P.C. to represent the Association.

The Association agrees to pay MULCAHY LAW FIRM, P.C. the hourly rate for legal services and flat fees listed on the attached fee schedule. The Association also agrees to pay MULCAHY LAW FIRM, P.C., on its request, all filing fees, court costs, and any other expenses, including costs of investigation, depositions, witness fees, exhibits, computer research, copies, faxes and other expenses which, in the opinion of the MULCAHY LAW FIRM, P.C. are necessary in connection with the representation of the Association.

The Board of Directors understands that MULCAHY LAW FIRM, P.C. bills on a monthly basis at the end of each month and agrees to pay MULCAHY LAW FIRM, P.C. within 30 days of receipt of all billing statements.


MULCAHY LAW FIRM, P.C. adheres to the following file retention policy: MULCAHY LAW FIRM, P.C. will maintain all files that belong to your Association during the term of our business relationship. If the business relationship between MULCAHY LAW FIRM, P.C. and your Association ends, MULCAHY LAW FIRM, P.C. will return all Association files promptly to your Association. MULCAHY LAW FIRM, P.C. closes files 60 days after the file settles or is otherwise completed. MULCAHY LAW FIRM, P.C. retains important portions of closed files on the MULCAHY LAW FIRM, P.C. computer network and shreds portions of closed files which are not necessary to maintain. Upon request, MULCAHY LAW FIRM, P.C. will provide the Association with portions of closed files, which have been stored electronically, in electronic or paper format.

If either the Association or the firm terminates the representation for any reason, each must provide the other written notice.

By executing this agreement, the Board of Directors acknowledges having read and understood the terms set forth above.

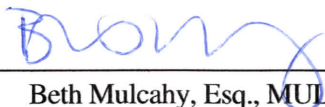
Date: March 31, 2023

Association Name: Lake Havasu South Point Homeowners Association, Inc.

By (signature): 

Print Name: Michael A. Bires

Title: President

Thank You 
Beth Mulcahy, Esq., MULCAHY LAW FIRM, P.C.



2023 DESCRIPTION OF SERVICES AND FEE SCHEDULE

Senior Partner Attorney Time:	\$425.00/hr.
Associate Attorney Time:	\$325.00/hr.
Legal Project Manager Time:	\$325.00/hr.
Law Clerk/Senior Paralegal Time:	\$295.00/hr.
Paralegal Time:	\$200.00/hr.
Special Projects/Secretarial Time:	\$125.00/hr.

The Fees listed below are Flat Fees, unless noted otherwise (as Hourly).

Collection Services:

Initial Demand Letter	\$129.50
Follow-up Demand Letter	\$92.50
Post-Judgment Demand Letter	\$92.50
Payment Agreement Letter	\$129.50
Payoff Letter	Hourly
Status Reports	No Charge
Initial Due Diligence Check	\$60.00
Initial Collection/Violation File Set up, Process & Review file	\$60.00

Notice of Claim of Lien/Release:

Notice & Claim of Lien	\$129.50
Lien Release	\$74.00

Justice Court Lawsuits:

Research regarding ownership, potential bankruptcy & trustee sale, etc.	\$55.50
Summons & Complaint	\$370.00
Application for & Affidavit of Default	\$74.00
Default Judgment paperwork	\$259.00
Judgment recording paperwork	\$92.50
Correspondence with Defendants, etc.	Hourly
Dismissal/Satisfaction paperwork	\$55.50

Superior Court Foreclosures:

Research regarding ownership, potential bankruptcy & trustee sale, etc.	\$55.50
Summons, Complaint, Certificate of Arbitration & Lis Pendens	\$647.50
Application for & Affidavit of Default	\$74.00
Default Judgment paperwork	\$259.00
Judgment recording paperwork	\$92.50
Correspondence with Defendants, etc.	Hourly
Release of Lis Pendens	\$74.00
Dismissal/Satisfaction paperwork	\$55.50

If Defendant Answers (Justice/Superior Court):	
Rule 26.1 Disclosure Statement	Hourly
Pretrial Conferences	Hourly
Motion for Summary Judgment	Hourly
Trials & Trial Preparation	Hourly
Stipulations to Judgment, Covenants not to Execute	\$259.00
Judgments & Attorneys' Fees Application	Hourly
Hearings & Depositions	Hourly
Litigation & Enforcement:	
Enforcement Demand Letter	Hourly
Enforcement Litigation	Hourly
Notice of Violation	Hourly
Post-Judgment Collection Services:	
Non-wage/wage garnishment (*not including garnishment costs or garnishment hearings, those fees & costs are in addition to the flat fee)	\$1,300.00*
Bankruptcy:	
Research regarding bankruptcy & Notice of Appearance (Chapter 7, 11 & 13)	\$137.50
Draft Proof of Claim	\$275.00
Post-Bankruptcy Default Letter	\$185.00
Hearings	Hourly
Trustee's Sale	
Monitoring of Trustee's Sale	\$55.50
Letter to trustee after Trustee's Sale	Hourly

Notes

The Fees listed above do not include any out-of-pocket costs. Costs such as filing and recording fees, process service, copy and fax charges, phone charges and publication costs are billed separately. Some of these charges, such as court costs, are recoverable in litigation; however not all charges are recoverable.