

Pricing Guidelines: Real Estate

General Pricing Guidelines

The pricing guidelines below should be interpreted only as estimates, and are subject to adjustment at our discretion. However, pricing for a matter will only increase if your case is complex or requires much more time than usual. We will never bill you for work that is not discussed with you and agreed upon beforehand. For all hourly work our fee is *\$200 per hour*. Please contact our office if you have a pricing-related question about your individual matter. Additionally, at our discretion and based on financial need, some fees may be lowered to accommodate low income households or other special needs. These pricing guidelines do not include any filing fees imposed by the government and/or any other agency, unless indicated as such below.

Consultation

FREE

At Bielinska Law LLC, we offer free 30 minute consultation. We know that your time is valuable, and so is ours. During your first consultation, we will review your matter with you and make sure we have a firm grasp on all of the details, discuss the laws that affect your matter with you, answer your questions, help you evaluate your options going forward, and collect any information from you that we may need to begin work.

Real Estate Services

Closings

We charge a flat fee for a closing of \$400 for seller & \$650 for buyer for up to 5 hours. Anything over that time will be billed at our hourly rate of *\$200 per hour*.

Landlord/Tenant Law

We bill a flat fee for the majority of eviction cases, in addition to costs. For most cases, we charge as follows:

- Tenant – half monthly rent
- Landlord:
 - \$250 to preparation of case
 - \$150 per court appearance
 - \$300 trial

For any work outside or beyond the flat fees listed above, we bill \$200 per hour plus costs.

Condominium Law

We charge a flat fee for forcible entry and detainer lawsuits, as well as any notices, demand letters or other documents related to the association:

- *Forcible entry and Detainer lawsuits* \$1,000.00+
- *30-day Notice of past-due assessments* \$50.00
- *Other Demand/Notice Letters to owners* \$50.00
- *Demand and/or collection letters to third parties* \$50.00
- *Review tenant leases that require board approval* \$150.00
- *Preparation of association closing documents* \$300.00

For any work outside or beyond the flat fees listed above, we bill \$200 per hour plus costs.

Note: We ask for assistance from the management company, bookkeeper or treasurer to supply us with all necessary back-up documentation to prepare any of the above as possible.