

LEGAL SERVICES AGREEMENT

This Agreement made this ___ day of _____, 2006 by _____ of _____ (hereinafter called "Seller"), and the Law Office of Marc E. Canner, Esq. (herinafter called "Law Office").

Seller engages the Law Office to represent the Buyer for services to be rendered in connection with the Purchase & Sale of _____, MA. The Law Office agrees to perform services faithfully and with due diligence. The Seller understands that the Law Office may perform some such services before the execution of this Agreement and agrees to pay for those services as provided herein.

- 1. The Seller agrees to pay the Law Office \$_____ for services rendered.
- 2. Payment by Buyer to the Law Office is due at closing and will be reflected on the final HUD Settlement Statement.
- 3. If the Purchase of the subject property is not closed, then Seller agrees to pay Law Office for time of services performed based on the following hourly rates:

- (a) Attorney \$ 150.00 per hour
- (b) Paralegal \$ 75.00 per hour

Said fees are capped at the fees referenced in Paragraph 1. Any time spent on this matter, including that for conferences, telephone calls, drafting documents, research, and necessary travel time is billed at the above hourly rates. In addition, any post-closing work performed related to an escrow account will be billed at the above hourly rates. A minimum period of ten (15) minutes shall be billed for each action performed.

- 4. The Law Office will keep the Seller informed of all the progress of this matter. It will send the Buyer copies of drafts of the Purchase and Sale Agreement and correspondence it receives or sends. It will return any telephone call from the Buyer as quickly as possible.
- 5. Every effort will be made to expedite the Buyer's matter promptly and efficiently as according to the highest legal and ethical standards.
- 6. This Legal Services Agreement may be terminated at will at any time by either party hereto. In the event of such termination, all amounts for legal services and/or for expenses, whether billed or unbilled, incurred up to and including the day of termination, and/or any interest and late charges due pursuant to this Agreement, shall be paid in full.

Law Office of Marc E. Canner
By: _____
Marc E. Canner, Attorney at Law
200 Highland Avenue, Needham MA

Seller
By: _____
Print Name: