

# Charles E. Reed

## Attorney at Law

325 Plus Park Boulevard

Suite 203

Nashville, TN 37217

E-mail: charles@TitleXpress.com

Telephone: (615) 365-4014

Fax: (615) 365-3978

## LEGAL SERVICES AGREEMENT

### For Real Estate Closings & Related Services

Charles E. Reed, attorney at law ("Attorney"), and \_\_\_\_\_ &  
\_\_\_\_\_ ("Client") agree as follows:

Attorney and his staff will provide the following services ("the Services") in connection with the sale by Client of the Property commonly known as \_\_\_\_\_ ("the Property"):

- **Represent Client at the Closing on the Property & perform all related services** such as ordering the payoff of any mortgage(s), preparing the Deed and the Settlement Statement, & confirming relevant information with Client's Real Estate Agent and other professionals involved in the Closing, as needed.
- **Advise Client on any legal matter relating to the sale of the Property**, including assistance with drafting the contract and any other documents, as needed.
- **Create outside and indoor digital photographs** of the Property that are appropriate for posting to the MLS & inserting into digital & printed flyers, digitally enhanced to present the Property to the best possible effect.
- **Prepare a floor plan of the Property**, provided Client gives Attorney the necessary measurements and rough drawings, supplemented when possible by any available appraisals or blue prints of the Property.
- **Prepare a promotional flyer** of the Property (incorporating the digital photographs & any applicable floor plan) in PDF format, suitable for emailing and/or printing.

The Services shall be performed in close consultation with Client and Client's Real Estate Agent, and to the highest level of professionalism reasonably possible under the circumstances, in Attorney's sole judgment.

**Attorney's sole compensation for the Services shall be a standard Closing fee of \$175.00 and a standard Document Preparation fee of \$125.00, payable by Client at the Closing.**

**Client agrees to cooperate with Attorney in connection with the Services.**

Client understands that there are certain inherent conflicts of interest between Client and the Buyers related to the sale and purchase of the Property, but that in the event that Attorney is requested to also represent the Buyers at the Closing, Client waives any such inherent conflicts of interest, and consents to Attorney representing both Client and the Buyers at the Closing, and further understands and agrees that in the event of any actual conflict of interest between Client and the Buyers, Attorney will not be able to represent either Client or the Buyers in connection with any such conflict of interest.

**Client may cancel this Agreement at any time prior to the Closing without incurring any fees or charges related to the Services, if Client believes in good faith that there is a reasonable justification for doing so.**

**Client:**

**Attorney:**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charles E. Reed, Attorney at Law Date

\_\_\_\_\_  
Date