

# Madden Law

## Legal Service Agreement



I am setting out the basis on which I have agreed to act for you and the likely fees and expenses that will arise.

### 1. Appointment

- 1.1 You wish us to provide a legal service for you.
- 1.2 This will include the scope of works set out in the attached documents.

This will exclude works listed in the attached documents, unless expressly agreed otherwise.

### 2. Client Relationship

- You are our client in this matter. You have asked us to deliver our services to you and we have no obligation to deliver them to anyone else. You are responsible for fulfilling the client's responsibilities set out in this letter and in our terms and conditions of business and you will be responsible for paying our fees.
- Joint clients - In this letter we use the word 'client' even where we are advising and acting for more than one person. When we are asked to advise and act for two or more people we require that each person either signs a copy of this letter or otherwise separately confirms to us that they wish us to act.
- It is important that joint clients are in agreement with each other and provide instructions to us on a collective basis. If you are not in agreement with each other then you must let us know. We agree that one person can be the primary point of contact for the purposes of giving instructions to us and receiving advice and information from us.
- Every client is individually (as well as collectively) liable to pay the whole of our fees and is responsible for fulfilling the clients obligations set out in this letter and in our terms and conditions of business.

### 3. Personnel

I am the solicitor with responsibility for overseeing the matter. I will co-ordinate the work and the advice given.



**maddenlaw**  
LEGAL SERVICES & SOLUTIONS

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#### 4. Costs

We are required by law to inform you about our costs and charges. Please see attached s.150 notice which has the costs. It may be necessary for us to provide updated s.150 notices to you during the course of the engagement. Please also see our terms and conditions of business relating to costs.

If following this letter or at any stage throughout the matter, you have queries regarding the legal costs, please feel free to discuss them with me.

**\*\*IMPORTANT- Additional costs that could arise:**

If issues arise with certificates of compliance, maps, planning permissions, and time is spent dealing with these issues with the other solicitors or surveyor, then this time will be billed for at a rate of €200 per hour. If these issues lead to a change in the price of the property and the solicitor deals with the renegotiating of the price and updating the contract, then this time will be billed for at a rate of €200 per hour.

See the scope of works sent out with the quote.

**Cancelled Purchases**

If a property purchase is cancelled after the sales advice note issues, €200 will be charged by Madden Law.

If a property purchase is cancelled after the contracts have been issued and reviewed, €650 will be charged by Madden Law.

#### 5. Legal Services Agreement

Our Legal Services Agreement with you comprises of the following: -

- This letter which includes our initial s.150 notice (and any updated s.150 notices)
- Initial s.150 notice (and any updated s150 notices)
- Madden Law's current Terms and Conditions of Business

If you are content with them, please sign the consent form at the last tab of the getting started form on the relevant service page on [www.maddenlaw.ie](http://www.maddenlaw.ie)

You can also sign and return the form below. Whether or not I receive this confirmation from you I will assume that you are in agreement if you continue to instruct me after receipt of this letter.

Yours sincerely,



Shona Madden  
Madden Law

I / We \_\_\_\_\_

have reviewed all of the documents that comprise Madden Law's Legal Services Agreement as referred to in section 5 above and accept them.

Signed \_\_\_\_\_

Signed \_\_\_\_\_

Date: