

Consulting Contract

**This Consulting Contract is entered into between Curtis Seltzer, Consultant,
1467 Wimer Mountain Road, Blue Grass, Va., 24413, 540-474-3297**

**and _____
hereinafter, Client, under the following agreed terms:**

- 1. Consultant will offer oral and written research and/or advice about rural real estate according to the needs of the Client to the best of his ability. Consultant will obtain advance authorization from Client orally or in writing to undertake research tasks.**
- 2. Consultant will present findings and/or advice to Client either orally or in writing, as mutually agreed.**
- 3. Consultant is not responsible or liable for the actions of the Client in applying Consultant's research and/or advice.**
- 4. Client agrees to pay Consultant upon receipt of Consultant's bill for Telephone and/or Email Consulting at Consultant's hourly rate of \$125/hour. Consultant will submit a bill to client showing date and time spent on Client's behalf by activity. Payment is due on receipt of Consultant's bill.**
- 5. The consulting services desired by the Client are for Telephone ____, Email ____ or Project Consulting _____. The hourly rate for Telephone and Email consulting is \$125/hour.**
- 6. If Consultant and Client agree that payment for Consultant's services for Project Consulting should be calculated as either a flat fee or as a percentage of a property's full purchase price as shown on the settlement statement, this amount shall be paid from the Client/Buyer's funds to the Consultant at closing by the settlement agent. Fifty (50) percent of any hourly amount billed the Client shall be deducted from the fee owed the Consultant by the Client. If no sale results from time spent by Consultant on behalf of Client with respect to any Project Consulting, the Consultant's full hourly billed time is due from Client with no further obligation from the Client.**
- 7. Consultant is not a licensed broker or real-estate agent and does not offer those services, act in an agency relationship with the Client or share in brokerage commissions.**
- 8. This Contract takes effect on the date of the last required signature. Any work done by the Consultant in advance of this Contract taking effect that the Client authorized orally or in writing shall be paid at the billed rate of \$125/hour.**

**Curtis Seltzer, Consultant
1467 Wimer Mountain Road
Blue Grass, Va. 24413**

DATE:

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