

*Real  
Estate  
For  
Charities*

**Chase V. Magnuson**  
President  
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[www.RealEstateForCharities.com](http://www.RealEstateForCharities.com)

January 15, 2008

Mr. Dave Hill  
C/O Smith High School  
La Jolla, CA 33301

**SAMPLE CONTRACT**

Dear Dave,

This letter will serve as a contract for consulting services you may require of me. Smith School (Smith) agrees to pay Magnuson Corporation at a rate of \$200 per hour for consulting services. Magnuson Corporation may be entitled to normal real estate brokerage referral fees as an additional source of compensation for their services. The agreement will be in force on a project-by-project basis. Either party may terminate the agreement with written notice before the completion of any given project. Services rendered up to that point will be billed via a final invoice for that specific project. Such invoices will contain the hours spent on the projects covered by this contract. Traveling and other expenses will be reimbursed as mutually agreed.

Initially, Smith may want me to advise them on the feasibility of taking a piece real estate, marketing issues surrounding its disposition or interviewing prospective donors about property issues. The total time devoted to each assignment will not exceed the fixed estimated time allocation unless altered in writing. At the end of each month I will provide Smith with a written report of the activities related to the assignment. This arrangement is meant to be a performance type contract whereby Smith must be satisfied with the services to continue the contract.

The scope and intended results of each assignment will be agreed to in writing prior to me commencing the services.

Please execute and date in the space provided below acknowledging your approval of this arrangement and send a \$1,000 retainer, which will be used to off set against the first hourly billing. Please have all checks made payable to the Magnuson Corporation.

Sincerely,

Chase V. Magnuson  
President Magnuson Corporation  
Date: January 15, 2007

Dave Hill  
Smith High School  
Date: