13809 Research Blvd.
Suite 500
Austin, TX 78750
easytaxprotest.com

Saturday, August 8, 2026

*SAMPLE COPY FOR REVIEW. This is the agreement you will be asked to sign. Your name, property, and signature are filled in when you complete signup.*

# PROPERTY TAX REPRESENTATION SERVICES AGREEMENT

This Property Tax Representation Services Agreement (this "Agreement") is made as of Saturday, August 8, 2026 (the "Effective Date") between [Property Owner Name] ("Owner") and SB Tax Solutions LLC, d/b/a Easy Tax Protest ("ETP"), 13809 Research Blvd., Suite 500, Austin, Texas 78750.

Property: [Property Address], [County] County, Texas (Account No. [Account No.])

Fee Rate: 25% of Tax Savings, subject to change under Section 6.10.

## 1. Definitions

1.1 "Property" means each parcel identified on Schedule A, as supplemented under Section 2.4.

1.2 "District" means the appraisal district having jurisdiction over a Property, and "ARB" means that district's appraisal review board.

1.3 "Protest" means a protest under Tex. Tax Code Ch. 41, including a motion under Tex. Tax Code Sec. 25.25 and an application for exemption or correction pursued in connection with it.

1.4 "Ch. 41A Arbitration" means binding arbitration of an ARB determination under Tex. Tax Code Ch. 41A. This is not the same thing as Client Dispute Arbitration under Section 14.

1.5 "Judicial Appeal" means an appeal of an ARB order to district court under Tex. Tax Code Ch. 42.

1.6 "Escalation" means a Ch. 41A Arbitration or a Judicial Appeal.

1.7 "Tax Savings" means, for a Property and tax year, the reduction in appraised value achieved through the Services, calculated as the initial appraised value less applicable exemptions, minus the final taxable value determined by settlement, ARB order, arbitration award, or judgment, multiplied by the applicable tax rates for each taxing unit. Where the current year's rate has not been adopted, the immediately preceding year's rate applies.

1.8 "Fees" means the amounts payable under Section 6.

1.9 "Costs" means third-party out-of-pocket amounts advanced in connection with an Escalation, including arbitration deposits and arbitrator compensation, filing and service fees, appraisal and expert fees, and court costs.

## 2. Website Policies, Engagement, and Scope

2.1 Website Policies. ETP publishes a Terms of Use, Privacy Policy, and Copyright Notice at easytaxprotest.com (the "Website Policies"), which are incorporated by reference. In the event of a conflict between this Agreement and the Website Policies, this Agreement controls with respect to the Services. The Website Policies may be updated in accordance with their terms; no such update expands Owner's obligations under Sections 3, 4, 6, 9, or 14.

2.2 Representation. Owner retains ETP to represent Owner before the District and the ARB in annual Protests for each Property, and grants ETP authority to act as Owner's agent for property tax matters under Tex. Tax Code Sec. 1.111. Owner will execute a Comptroller Form 50-162 for each District.

2.3 Not legal services, except as provided in Section 7. Except as expressly provided in Section 7 and in any separate engagement with counsel, the Services are property tax consulting services and not legal services, and ETP does not provide legal advice.

2.4 Additional properties. Owner may add a Property by submitting it through ETP's platform or by written notice. An added Property is governed by this Agreement upon ETP's acceptance and becomes part of Schedule A without a new agreement.

2.5 Discretion in prosecution. ETP determines the evidence, comparables, methodology, and arguments used, and may resolve a Protest by informal settlement with the District where ETP reasonably believes the result is favorable to Owner. ETP will not agree to a value increase without Owner's consent.

2.6 No guarantee. ETP does not guarantee any result.

**2.7 Complimentary exemption filing. At Owner's request while ETP serves as Owner's designated tax agent, ETP will prepare and file applications for property tax exemptions for a Property (such as a residence homestead, age 65 or older, disability, or disabled veteran exemption) as a courtesy. OWNER PAYS NOTHING FOR THE PREPARATION OR FILING OF AN EXEMPTION APPLICATION, AND NOTHING FOR AN EXEMPTION GRANTED ON THE APPLICATION AS FILED. If the District denies an application ETP filed, in whole or in part, ETP will review the denial and, where ETP reasonably determines grounds exist, challenge it. A challenge to a denial is a Protest under Section 1.3, this Agreement's protest terms apply to it, and Fees on the resulting Exemption Savings are governed by Section 6.11.**

## 3. Escalation Authority

**3.1 ETP'S ELECTION. Owner grants ETP the right, at ETP's sole election and not as an obligation, to pursue an Escalation with respect to any Property and tax year. ETP exercises this right by written notice to Owner. This right is an option. ETP has no duty to elect and no liability for declining.**

**3.2 CH. 41A ARBITRATION. ETP may pursue a Ch. 41A Arbitration under this Agreement without any further agreement or signature. ETP or its registered representative will act as Owner's agent in the arbitration.**

**3.3 JUDICIAL APPEAL AND SEPARATE COUNSEL. A Judicial Appeal is a legal proceeding and will be conducted by a licensed attorney. If ETP elects a Judicial Appeal, ETP will present Owner with a separate legal services engagement agreement with the law firm. That engagement is between Owner and the firm. Owner is under no obligation to sign it, and declining does not affect Owner's rights under this Agreement or create any liability to ETP. A form of that engagement is available on request.**

3.4 If ETP does not elect. If ETP does not deliver an election notice within the period in Section 3.6, ETP's right lapses for that Property and tax year, and Owner is free to pursue an Escalation independently at Owner's expense. ETP has no claim to savings obtained by Owner or other representatives after a lapse.

3.5 Owner's notice duty. Owner will forward to ETP any ARB order, notice of hearing, or communication from the District or a court within five (5) days of receipt.

3.6 Deadlines. A Judicial Appeal petition must be filed within sixty (60) days after Owner receives notice of the ARB order, and a Ch. 41A Arbitration request runs on a comparable statutory deadline. ETP will deliver any election notice within twenty (20) days after the later of the ARB order date or ETP's receipt of it.

**3.7 OWNER MUST PAY UNDISPUTED TAXES. UNDER TEX. TAX CODE SEC. 42.08, OWNER MUST PAY THE UNDISPUTED PORTION OF THE TAXES OWED BEFORE THE DELINQUENCY DATE. IF OWNER DOES NOT, OWNER FORFEITS THE RIGHT TO PROCEED AND THE APPEAL WILL BE DISMISSED. ETP WILL SEND REMINDERS AS A COURTESY. PAYING THE TAX IS OWNER'S RESPONSIBILITY AND ETP IS NOT LIABLE FOR A FORFEITURE UNDER THIS SECTION.**

**3.8 Costs. ETP advances Costs for an Escalation ETP elects. Costs are recovered from Tax Savings or from any award before calculation of Fees. If the Escalation produces no recovery, Owner owes nothing for Costs advanced by ETP.**

**3.9 Settlement. ETP may settle a Ch. 41A Arbitration on terms ETP reasonably believes favorable to Owner, but will not agree to a value increase without consent. If Owner's matter would be resolved together with other owners' matters, Owner's separate informed consent will be obtained, disclosing the existence and terms of all participating claims, before any such resolution.**

## 4. Agency, Power of Attorney, and Assignment of Proceeds

**4.1 IRREVOCABLE AGENCY COUPLED WITH AN INTEREST. ETP's right to a percentage of Tax Savings is a present interest in the subject matter of this engagement. Owner's appointment of ETP is an agency coupled with an interest and is irrevocable as to any Protest or Escalation pending at the time of an attempted revocation, and as to Fees earned. This does not limit Owner's statutory right to revoke an agent designation with the District, but revocation does not discharge Fees earned or accruing on a pending matter.**

**4.2 POWER OF ATTORNEY. Owner appoints ETP as Owner's attorney-in-fact, limited to property tax matters concerning the Property, with authority to: file and prosecute Protests, Ch. 41A Arbitrations, and, through counsel Owner has engaged, Judicial Appeals in Owner's name; execute and file forms, petitions, and pleadings; receive notices, orders, and process; engage counsel and experts; and receive and endorse refunds and awards to the extent of amounts owed. This power is durable and survives Owner's disability. It does not authorize ETP to sell, encumber beyond Section 9, or convey the Property.**

4.3 Consent to suit in Owner's name and to consolidation. Owner consents to being named as plaintiff in a Judicial Appeal prosecuted under Section 3.3, and to consolidation or joint prosecution of Owner's appeal with appeals of other property owners under Tex. R. Civ. P. 174(a) or otherwise, where the matters share common questions.

**4.4 ASSIGNMENT OF PROCEEDS. Owner assigns to ETP, to the extent of Fees and unreimbursed Costs owed, Owner's right to (a) refunds under Tex. Tax Code Sec. 42.43, including interest, and (b) any award of attorney's fees under Tex. Tax Code Sec. 42.29, and directs that such amounts be paid to ETP or to a trust account for disbursement. Any excess is remitted to Owner within fifteen (15) days. This is an assignment of proceeds only. Owner remains the property owner and the party in interest in any Protest or Escalation.**

4.5 Cooperation. Owner will timely provide documents and information, respond to discovery, verify pleadings, sit for deposition, and appear at hearing or trial if required. If Owner's failure to cooperate causes a Protest or Escalation to be dismissed or abandoned, ETP may recover its unreimbursed Costs for that matter.

4.6 No other agent. Owner will not designate another agent for a Property covered by Schedule A while this Agreement is in effect without first terminating as to that Property.

## 5. Term, Renewal, and Termination

5.1 Term. One year from the Effective Date, renewing automatically for successive one-year terms.

5.2 Renewal notice. ETP will send notice at least thirty (30) days before each renewal, stating the Fee Rate and how to decline.

5.3 Owner termination. Owner may terminate on written notice, effective at the end of the then-current tax year for any Property with a pending Protest or Escalation, and immediately as to all others.

5.4 ETP termination. ETP may terminate on thirty (30) days' notice, or immediately for non-payment more than thirty (30) days past due.

5.5 Sale or transfer. This Agreement terminates as to a Property on its sale or transfer, effective at the end of the tax year in which the transfer occurs. Fees for that year remain payable.

5.6 Survival of obligations. Termination does not discharge Fees earned or Costs incurred before termination, and does not affect Sections 4, 6, 8, 9, 10, 11, 12, 13, 14, or 15.

**5.7 RIGHT TO CANCEL. Owner may cancel this Agreement for any reason within three (3) business days after the Effective Date by notice to office@easytaxprotest.com, at no cost and with no obligation.**

## 6. Fees and Billing

**6.1 Contingency fee. Owner pays 25% of Tax Savings per Property per tax year, subject to Section 6.10. IF THE SERVICES DO NOT PRODUCE TAX SAVINGS, NO FEE IS OWED FOR THAT PROPERTY AND TAX YEAR.**

6.2 Calculation. Per Section 1.7. ETP will provide a per-taxing-unit breakdown with each invoice.

6.3 Escalation fee. Tax Savings achieved through a Ch. 41A Arbitration are billed at the same rate. Fees for a Judicial Appeal are governed by the separate engagement under Section 3.3 and are not charged twice under this Agreement.

**6.4 Attorney's fee awards. Where a Tex. Tax Code Sec. 42.29 award is recovered, it is applied first to the contingency fee owed under the Section 3.3 engagement, and Owner is credited for the amount applied. Owner will not be charged both a full contingency fee and a fee award for the same recovery.**

6.5 Invoices. Delivered by email and text. Due on receipt. Owner consents to invoicing and account communications by email and SMS.

6.6 Interest. Unpaid amounts accrue interest at one percent (1%) per month, or the maximum rate permitted by law if lower, from thirty (30) days after receipt. This is interest, not a penalty.

6.7 Usury savings. The parties intend to comply with applicable usury law. Any amount that would exceed the maximum lawful rate is reduced to that rate and any excess collected is credited or refunded.

6.8 Invoice disputes. Owner may dispute an invoice in writing within twenty (20) days of receipt, stating the basis. ETP will respond within fifteen (15) days. Undisputed amounts remain due. Failure to dispute within the period waives objections other than fraud or mathematical error.

6.9 Collection costs. Owner pays ETP's reasonable attorney's fees, court costs, and collection costs incurred in collecting past-due amounts.

**6.10 CHANGES TO THE FEE RATE. (a) ETP may change the Fee Rate effective at the beginning of any renewal term by written notice to Owner at least sixty (60) days before that term begins, stating the current rate, the new rate, and the date it takes effect. (b) A change is prospective only and does not apply to any tax year for which a Protest has already been filed, to any Fee already earned, or to any pending Escalation. (c) The Fee Rate for a Property and tax year is the rate in effect on the date the Protest for that tax year was filed, and that rate governs the invoice for that tax year regardless of any later change. (d) ETP will not increase the Fee Rate more than once in any twelve (12) month period. (e) Owner may reject a change by terminating under Section 5.3 before its effective date, at no cost. (f) A decrease may take effect immediately on notice.**

**6.11 Exemption denial challenges. No Fee is owed for preparing or filing an exemption application under Section 2.7, or for an exemption granted on the application as filed. If the District denies an application ETP filed and the exemption is later granted, in whole or in part, as a result of ETP's challenge of the denial, Owner pays the Fee Rate applied to the Exemption Savings for each tax year the exemption is granted as a result of the challenge. "Exemption Savings" means, for a Property and tax year, the reduction in taxes attributable to the exemption obtained through the challenge, calculated per taxing unit as the difference between the taxes that would be imposed without the exemption and the taxes imposed with it, using each unit's applicable tax rates; where the current year's rate has not been adopted, the immediately preceding year's rate applies. Exemption Savings are calculated separately from, and without duplication of, Tax Savings under Section 1.7. IF THE CHALLENGE DOES NOT RESULT IN THE EXEMPTION BEING GRANTED, NO FEE IS OWED UNDER THIS SECTION.**

## 7. Regulatory Status

7.1 Licensing. ETP provides property tax consulting services under Tex. Occ. Code Ch. 1152 and is regulated by the Texas Department of Licensing and Regulation ("TDLR"). Services are performed by registered property tax consultants under the supervision of Nate Brown, Senior Property Tax Consultant, TDLR Registration No. 12439943.

7.2 Whose registration this is. Registrations under Ch. 1152 are issued to individuals rather than to companies. The number in Section 7.1 identifies the senior property tax consultant supervising the Services. It is not a company registration.

7.3 Persons performing the Services. Each person providing Services on ETP's behalf is registered under Ch. 1152 or exempt from registration.

**7.4 ETP IS NOT A LAW FIRM. ETP is a property tax consulting firm. It does not provide legal services or legal advice, and no attorney-client relationship arises between Owner and ETP. Representation in a Judicial Appeal is performed by a licensed attorney under a separate engagement between Owner and that attorney's firm, as provided in Section 3.3.**

**7.5 Required notice and complaints. As required by 16 Tex. Admin. Code Sec. 66.70(b): "Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov." Complaints may also be filed online at www.tdlr.texas.gov/complaints/.**

## 8. Owner Representations

8.1 Owner is the owner of record of each Property, or holds documented authority to bind the owner.

8.2 If Owner signs in a representative capacity, Owner represents that Owner holds written authority to appoint a tax agent, to grant the powers in Section 4, and, where applicable, to encumber the Property under Section 9, and will provide that documentation on request. ETP may decline to apply Section 4 or Section 9 absent verified authority.

8.3 Where a Property is owned by more than one person, each signer is jointly and severally liable for Fees.

8.4 Owner will notify ETP of any sale, transfer, change in exemption status, or change in ownership within fifteen (15) days.

## 9. Security for Unpaid Fees

**9.1 SECURITY INTEREST IN PROCEEDS. Owner grants ETP a security interest in all refunds, awards, and proceeds arising from any Protest or Escalation, to secure Fees and Costs. ETP may file financing statements.**

**9.2 CONTRACTUAL LIEN ON NON-HOMESTEAD PROPERTY. For any Property that is not a homestead, Owner grants ETP a contractual lien on that Property securing Fees and Costs. On request, Owner will execute and acknowledge a deed of trust or contract-and-lien instrument containing the legal description, in recordable form.**

**9.3 HOMESTEAD. THE LIEN IN SECTION 9.2 DOES NOT ATTACH TO, AND ETP WILL NOT RECORD ANY LIEN AGAINST, ANY PROPERTY THAT IS OWNER'S HOMESTEAD UNDER TEX. CONST. ART. XVI, SEC. 50. THE PARTIES INTEND SECTION 9.2 TO BE ENFORCED ONLY TO THE EXTENT PERMITTED BY LAW AND TO BE SEVERED WHERE IT IS NOT.**

9.4 Personal liability. Owner remains personally liable for Fees and Costs regardless of whether any lien attaches.

9.5 Setoff across properties and years. ETP may set off past-due amounts against Tax Savings, refunds, or credits owed to Owner on any Property and any tax year under this Agreement.

9.6 Credit reporting and collection. Owner authorizes ETP to report delinquent amounts to consumer reporting agencies and to place an account with a licensed collection agency or counsel, in each case in compliance with applicable law.

9.7 Suspension. ETP may suspend or decline Services for any Property while an amount is more than sixty (60) days past due.

9.8 Judgment lien preserved. Nothing here limits ETP's right to obtain and abstract a judgment under Tex. Prop. Code Ch. 52.

## 10. No Warranty

**ETP DOES NOT WARRANT ANY RESULT OR WORK PRODUCT. ETP DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. OWNER'S EXCLUSIVE REMEDY FOR BREACH OF WARRANTY IS REPERFORMANCE OR, IF REPERFORMANCE IS NOT POSSIBLE, REFUND OF AMOUNTS PAID FOR THE NON-CONFORMING SERVICES.**

## 11. Limitation of Liability

**11.1 NEITHER PARTY IS LIABLE FOR INCIDENTAL, CONSEQUENTIAL, INDIRECT, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, INCLUDING LOST PROFITS, LOSS OF USE, LOST BUSINESS OPPORTUNITY, OR DAMAGE TO GOODWILL, REGARDLESS OF THE THEORY OF LIABILITY.**

**11.2 SUBJECT TO OWNER'S OBLIGATION TO PAY FEES, EACH PARTY'S AGGREGATE LIABILITY IS LIMITED TO THE FEES PAID OR PAYABLE BY OWNER IN THE TWELVE (12) MONTHS PRECEDING THE EVENT GIVING RISE TO LIABILITY.**

**11.3 NO ACTION ARISING OUT OF THIS AGREEMENT MAY BE BROUGHT MORE THAN TWO (2) YEARS AFTER THE CAUSE OF ACTION ACCRUES, EXCEPT FOR AMOUNTS DUE ON AN OPEN ACCOUNT.**

**11.4 Nothing in Sections 10 or 11 waives or limits any right Owner has under the Texas Deceptive Trade Practices Act, and no such waiver is intended or claimed.**

## 12. Confidentiality and Data

12.1 ETP will use Owner's information only to perform the Services and as required by law, and may share it with the District, ARB, arbitrators, courts, counsel, and experts as necessary.

12.2 ETP may use de-identified and aggregated data, including valuation and sales data, for analytics, benchmarking, and improving the Services.

12.3 ETP's privacy policy is incorporated by reference.

## 13. Electronic Records and Signatures

13.1 Owner consents to transact electronically under Tex. Bus. & Com. Code Ch. 322 and 15 U.S.C. Sec. 7001. An electronic signature has the same effect as a handwritten one.

13.2 Owner may request a paper copy at no charge and may withdraw consent to electronic records by notice, which will terminate this Agreement prospectively.

13.3 ETP will deliver an executed copy by email on signature and make it available in Owner's account.

13.4 Owner should retain a copy. Hardware and software requirements: a device with internet access, a current browser, and the ability to receive email and view PDFs.

## 14. Client Dispute Arbitration and Class Waiver

This Section concerns disputes between Owner and ETP. It has nothing to do with Ch. 41A Arbitration against an appraisal district under Section 3.2.

**14.1 Scope. Any dispute between Owner and ETP arising out of or relating to this Agreement, including its formation, interpretation, breach, or termination, will be resolved by binding arbitration administered by the American Arbitration Association under its Consumer Arbitration Rules, seated in Austin, Travis County, Texas, before one arbitrator. Judgment on the award may be entered in any court of competent jurisdiction.**

**14.2 Carve-outs. Either party may bring an individual action in small claims court. ETP may bring an action in court to collect past-due Fees or Costs, to foreclose or enforce a lien or security interest under Section 9, or to obtain injunctive relief, without waiving this Section as to any other dispute.**

**14.3 CLASS WAIVER. DISPUTES WILL BE ARBITRATED ONLY ON AN INDIVIDUAL BASIS. NEITHER PARTY MAY BRING OR PARTICIPATE IN A CLASS, COLLECTIVE, CONSOLIDATED, OR REPRESENTATIVE PROCEEDING. IF THIS SECTION 14.3 IS HELD UNENFORCEABLE AS TO A CLAIM, THAT CLAIM PROCEEDS IN COURT AND THE REST OF SECTION 14 REMAINS IN EFFECT.**

14.4 Costs. ETP will pay filing and arbitrator fees exceeding what Owner would pay to file in state court, except for claims the arbitrator finds frivolous.

**14.5 OPT-OUT. Owner may opt out of Section 14 by emailing office@easytaxprotest.com within thirty (30) days of the Effective Date. Opting out does not affect any other part of this Agreement.**

14.6 Governing law and venue. Texas law governs, without regard to conflicts principles. For any matter not subject to arbitration, exclusive venue is Travis County, Texas.

## 15. General

15.1 Amendment. ETP may amend this Agreement on thirty (30) days' notice. An amendment applies prospectively only. It does not apply to any dispute that has accrued or is pending on the effective date of the amendment. Owner may reject an amendment by terminating under Section 5.3 before it takes effect. Material amendments to Sections 3, 4, 9, or 14 require Owner's affirmative assent. Changes to the Fee Rate are governed exclusively by Section 6.10 and may not be made under this Section.

15.2 Severability. If a provision is held invalid or unenforceable, it is modified to the minimum extent necessary to be enforceable, or severed if it cannot be, and the remainder stays in effect. The parties specifically intend that a limitation on Section 9.2 as to homestead not affect any other provision.

15.3 Assignment. ETP may assign this Agreement or subcontract its obligations. Owner may not assign without ETP's written consent.

15.4 Notices. Electronic notice by email or SMS to the addresses on the signature page is effective. Owner will keep contact information current.

15.5 Waiver. No waiver is effective unless in writing and signed. Failure to enforce is not a waiver.

15.6 Survival. Provisions that by their nature should survive do survive.

15.7 Counterparts. May be executed in counterparts, including electronically.

15.8 Entire agreement. This Agreement, its Schedules, and any Section 3.3 engagement are the entire agreement and supersede prior communications. Owner has had the opportunity to consult independent counsel regarding this Agreement. Owner is not relying on representations outside this Agreement.

## Acknowledgments

[ ] Escalation and litigation authority. I have read Sections 3 and 4. I understand ETP may choose to take my case to Ch. 41A arbitration or to court, that ETP is not required to do so, that a court case requires a separate agreement with a law firm that I am free to decline at no cost, and that I must pay my undisputed taxes on time or lose the appeal.

[ ] Security and collection. I have read Section 9. I understand ETP has a security interest in refunds and awards, that ETP may place a lien on non-homestead property, that no lien will be placed on my homestead, and that I am personally responsible for unpaid fees.

[ ] Arbitration and class waiver. I have read Section 14. I understand disputes between me and ETP go to individual arbitration, that I give up the right to bring or join a class action, and that I may opt out within 30 days at no cost.

[ ] Fees. I understand the fee is 25% of tax savings, that I owe nothing if there are no savings, and that ETP may raise the rate for a future year with 60 days notice, which I may reject by cancelling at no cost. Exemption applications ETP files for me are free; if the district denies one

and ETP wins it back by challenging the denial, the same 25% applies to the tax savings from that exemption.

In witness whereof, the Parties have executed this Agreement as of the Effective Date.

**OWNER**

| | |
|---|---|
| **By:** | |
| **Name:** | [Property Owner Name] |
| **Title:** | Property Owner |
| **Date:** | Saturday, August 8, 2026 |

**SB TAX SOLUTIONS LLC d/b/a EASY TAX PROTEST**

| | |
|---|---|
| **By:** | |
| **Name:** | |
| **Title:** | |
| **Date:** | |