

WRITTEN FEE CONTRACT  
UNLAWFUL DETAINER.

非法居住

收費合約



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## 書面收費合約

此書面收費合約（“合約”）由委託人與 Steve Adair MacDonald & Associates, P.C.（“律師”）訂定。

### 1. 合約範疇

委託人聘請律師為委託人就解決委託人之住客問題提供法律服務，因為住客明顯的違反了租約的義務，及/或委託人尋求確維護其身為業主之權利。但是，除非以後另有書面協議，不可期望律師為委託人追收任何金錢索賠或判決。

### 2. 律師和委託人之義務

律師應提供代表委託人在此合約最後一頁所述之事件合理所需的法律服務。律師應採取合理之步驟，保持委託人對重要發展知情，並回應委託人之疑問。

委託人應信任律師，與律師合作，保持他們對發展知情，執行他或她根據此合約同意執行之責任，在律師寄出發票後的七（7）天內付費，和告知律師他或她之地址，電話號碼，和所在何處。在無須進一步通知下，委託人必須同時向律師提供與建築物租賃及委託人擁有建築物有關之任何和所有文件，通信，和紀錄。

### 3. 收費率

委託人同意按以下費率付法律服務。

- a. 律師時間：  
費率根據經驗和專長有不同：從合作律師之每小時\$275.00（看經驗而定）起計。Mr. MacDonald的費率是每小時\$350.00。
- b. 律師助理：每小時\$85.00（包括翻譯）。
- c. 法務助理：每小時\$125.00。
- d. 文字處理：每小時\$45.00（包括行政設定和會計）。
- e. 送信服務：照原價



律師任何工作之收費，以最低單位以0.2小時計（至12分鐘）。（其後則按每0.1小時遞增收費）。律師用於電話和來往法庭或其他地方的時間照樣收費。律師不會就任何服務收固定費用。無論代表委託人之法律行動結果是什麼，委託人有責任支付法律服務付款。

律師有權利更改上述之費率和收費，但每個日曆年不可超過一次。如有任何改變，應給委託人三十（30）天之書面通知。如委託人在三十（30）天內未有解僱律師，則可推定委託人已同意新費率。

#### 4. 費用與支出

委託人應補回律師所有召致之實際費用和支出，包括但不限於以下項目：縣警，聯邦法院執行官，送達傳票司法人員費，入稟費和其他法庭與其他政府機構評估之收費，法庭記錄員費，陪審員費，證人費，送信和其他送件費，影印費每頁\$0.20，外界協助法律研究費，調查支出，顧問費，和專家證人費，以及所有其他合理之費用，不論代表委託人之法律行動結果是什麼。

律師應在每次定期發出帳單內細目列出所有費用。在聘請外面的調查人員，顧問，或專家證人之前，律師應先徵得委託人同意。

#### 5. 報表

律師應就每個月召致之費用和花費，發一份報表給委託人。委託人應在收到每張報表後的七（7）天內付款。如律師已從委託人收到定金，律師將只在案件結束時最後一份報表顯示該額。（參看以下有關律師費定金說明）。超過三十天而未付款之報表，每月將收利息1%。律師的報表應清楚說明所用時間，所收數額，以及簡單說明做了什麼工作。

律師應委託人要求，應給在委託人提出後不超過十（10）天內給其一份帳單。委託人有權以後要求帳單，其時隔不可少於首次要求之後的三十（30）天。每份報表之結算期，以每個日曆月為準，通常在上次結算期／日曆月結束後之七至十五天發





MacDonald & Associates, P.C. 就其強調談判解決糾紛引以自豪。簡言之，律師無

力用最經濟的方式為委託人取得儘可能最好的結果。事實上，Steven Adair 此，越早達成解決協議，委託人可預期其所付之律師費和法庭費亦會較少。律師致限制對方訴訟之努力。但是，委託人可預期當案件解決時，法律費用將告減少。因而無法估計可召致之律師費和法庭費用是多少。在其他變數下，律師無法控制或因為訴訟和法律糾紛之談判涉及相反之利益，律師無法預測案件對簿法庭之範圍，

## 8. 估計

有餘款，則任何未用之部份將在結算發出最後發票後，迅速退回給委託人。出現時通知委託人。如案件沒有進入審訊，而此額外的定金，像所有定金一樣，尚參與準備審訊。如律師沒有迅速收到定金，律師可退出辦理此案。律師將在此狀況[做定金]。直至律師收到此審訊設定定金之前，律師無須設定案件備審，亦無須內存入額外\$3,500.00 的定金，以便進行審訊。(此定金如上第 6 段所述，同時將當處保持正數之結存額，在此審訊設定期內，委託人必須在收到此狀況通知後的五天師提供之法律服務，以其必要性，將會密集和顯著地有所增加。為使委託人在律師他訴訟程序，必須在十分短的時間內完成，通常是二十天。除非案件迅速和解，律在案件設定審訊後，審訊，審訊前之和解會議，和所有其餘審訊準備包括作證和其

## 7. 審訊設定定金

付第一個月的發票及任何和所有以後每月之發票。額。在結案時，該額將用於任何委託人律師費尚欠之款。與此同時，委託人必須全證金十分類似，即在第一個月的服務中或直至案件結束時不會在任何發票中出現該盡，任何未用之部份將在結算最後報表時將退回給委託人。此定金與付給業主之保定金補償其提供之法律服務。委託人准予律師使用該定金作該用途。如此定金未用在簽署此合約時，委託人付律師\$3,500.00 作為律師費（定金）。律師可以使用此

## 6. 律師費（定金）

費，出現在下個月的報表上面。與此同時，不能提供估計。出。律師在結算期結束後提供之任何服務，將以其必要性，連同任何其他適用之收



## 15. 以後協議所作之修訂

割，繼續有效。

如此協議任何條款以任何原因全部或部分無法執行時，其餘條款和整份協議可予分

## 14. 如部份無效時之可分割性

明，或承諾，對雙方均無約束力。

此協議包括雙方所訂的整份協議。在此協議生效日或之前所訂之任何其他協議，聲

## 13. 整份協議

律師持有適用於根據此協議提供之服務的錯誤和遺漏保險。

## 12. 錯誤和遺漏保險

解之絕對權利。律師將在收到任何書面和解提議時，儘快通知委託人和解條件。

未經委託人同意之前，律師將不會和解委託人的案件，委託人有接受或拒絕任何和

## 11. 和解

意未經委託人事前書面同意之前，不會為任何其他方提供法律服務。

務的任何其他方有任何關係。只要根據此協議繼續為委託人提供律師服務，律師同

取得委託人之知情同意書。律師不知道與有興趣於根據此協議為委託人提供律師服

託人之事項的另一方有或曾有關係時，在律師可開始或繼續代表委託人之前，必須

委託人知悉加州律師公會之專業行為守則規定，當律師與有興趣於律師建議代表委

## 10. 代表相反利益

任何對收帳之糾紛，應交三藩市律師公會或加州律師公會仲裁。

## 9. 仲裁

無必要之法律服務收費和法庭費用。

法提供處理任何糾紛之總額估計。但是，在訴訟專業責任範圍許可下，將努力避免



委託人可在任何時候解僱律師。律師只能在有正當理由下才可退出訴訟。構成正當理由之事實，是委託人在收到發票後的七(7)天內沒有付律師費和花費、或有其他違反合約次事宜、委託人在重要事項中拒絕和律師合作或遵循其建議、或任何使律師繼續代表委託人均不合理，不合法，或不合道德之事實或事件。向法院提出准許退出作為律師之任何要求，可用掛號信或證明已寄信，或翌日送到郵件送交，並給予額外兩天作為回應。

### 19. 解僱和退出

如你關注此風險和想知道詳情，請隨時向律師查詢。

此財務責任規定，甚至亦適用於你已自願放棄或撤銷索賠之處境，而非在法庭“敗訴”。

如你敗訴，適用之法律通常需要你負對方眾多(如不是全部)法律支出之財務責任。此財務責任有時可包括支付一些(或甚至全部)對方律師的費用。

### 18. 對對方可能須負之責任

律師對委託人案件之結果，和對委託人並無承諾或保證，而此合約並無任何可詮釋屬此類承諾或保證。

### 17. 保證免責聲明

律師並無責任為委託人提供法律服務。

除非根據此合約事前支付定金，和直至委託人同意和簽署此合約並交回律師之前，

### 16. 服務開始

雙方能執行範圍內。

此協議可以雙方以後訂定之協議予以修訂，但必須經雙方書面簽署或口頭協議，至



候會增加效率並授權在此律師－委託人關係中使用此類電郵溝通。委託人承認在電郵溝通中有一些突破機密之內在風險。委託人明白此類溝通很多時

## 23. 電郵溝通

不可期望所有的電子郵件將予保存，並應指示律師在律師認為適當下可予刪除。法律文件，實物證據和其他用於代表委託人之項目，不論是由什麼人支付。委託人之文件和財物。委託人“文件和財物”包括通信，作證記錄，證物，專家報告，選。如未有出現此發還情況，在根據此協議結束服務四年之後，律師可以處置委託在結束服務時，如委託人提出書面要求，律師將迅速將委託人所有文件和財物發

## 22. 委託人文件和財物之處置

式取得。可在法庭訴訟中及任何以後訴訟所得之任何賠償，不論那是以判決，和解或其他方時尚欠之數目，按最後一份每月報表計劃計，加累積之利息。留置權將附於委託人有訴因中，置以留置權。律師留置權將是任何委託人當時和在結束或終止律師服務委託人謹此准予律師根據此合約或其他方式代表委託人在任何法庭訴訟之任何和所

## 21. 留置權

超過四年。用外間影印服務，將會向委託人發出帳單。任何已結案之檔案，保留或存放將不會委託人之檔案，但須給律師有機會影印。正常合約所訂之影印收費將適用，或如使認他們有責任，應委託人要求，在終止和結束律師服務後（如委託人要求），交回致或預墊之費用，應即時到期支付（在早至準備和向委託人發出發票時）。律師承在終止或結束律師服務時，所有已提供之服務未付收費，和直至終止或結束時所召

## 20. 終止和結束

律師和委託人同意簽訂任何合理需要之文件，俾完成解僱律師或律師退出事宜。如訴訟待決，委託人必須簽署一份取代律師表格，並負責律師向法院提出退出任其律師和從法庭取得此命令所召致之合理時間收費。









November 1, 2010

Ms. Li Yi Yu  
Mr. Wei Qiang Yu  
45 Ross Alley #1  
San Francisco, CA 94108

Re: Yu, L., et al v. Rellford, J. & J.

Dear Mr. and Ms. Yu:

Thank you very much for retaining our office in the above-entitled matter. I will be taking appropriate action very soon.

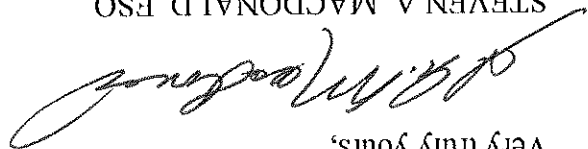
I am enclosing the original and one copy of my written retainer contract. State law now requires that virtually all such agreements between an attorney and client be in writing. Please review it carefully. Thereafter, please sign the original and return it to my office. I have enclosed a self-addressed, stamped envelope for your convenience. The extra copy marked "Client's Copy" is for your records.

Also, please be sure to read the booklet that I am enclosing. There is some important information in it, particularly that regarding the correct type of liability insurance to have. In addition, it provides a general overview of the unlawful detainer process, litigation possibilities, and settlement alternatives. I find that this booklet provides clients with a cost-effective explanation of this process, and I strongly encourage you to read this booklet immediately.

If you have any questions, do not hesitate to contact me.

Thank you very much.

Very truly yours,



STEVEN A. MACDONALD, ESQ.

P.S. The enclosed contract is quite thorough. Take your time to read it. I believe that it is clear and understandable. Perhaps the most important paragraphs to you are those concerning charges, billing, and the security deposit type of retainer. You will find those provisions at paragraphs 3 through 8.

SAM/sb  
Enclosures



Ms. Li Yi Yu  
Mr. Wei Qiang Yu  
45 Ross Alley #1  
San Francisco, CA 94108

Re: Yu, L., et al v. Relford, J. & J.

親愛的委託人 Mr. and Ms. Yu :

謝謝你就上述事件聘用本行。我將儘快採取適當行動。

在此附上一份我的書面聘用合約原本和副本。州訂法律規定所有此類律師與委託人之協議須用書面訂定。請小心參詳。然後，請在原本上簽名並交回我的事務所。我在此附上一個已付郵資的回郵信封方便你用。標記有“委託人副本”的額外副本，是留供你做紀錄。

此外，請記得閱讀我在此附上的小冊。小冊裡面有些重要的資料，特別是有關所需正確類型責任保險的資料。此外，小冊提供非法佔住、訴訟可能、和解方案的概念。我認爲此小冊可爲委託人就此過程提供一個符合經濟效益的說明，而我也大力鼓勵你立刻閱讀此小冊。

如有任何問題，請隨時聯絡我。

十分謝謝你。

律師 STEVEN A. MACDONALD 謹啓

再及，  
附上的合約頗爲詳盡。請花時間閱讀。我相信內容是清楚和可明白的。或者對你來說最重要的段落是有關收費，計費，和定金等項目。你可以在第三段至第八段中找到該等條款。



Unlawful Detainer

# WRITTEN FEE CONTRACT





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**WRITTEN FEE CONTRACT**

THIS WRITTEN FEE CONTRACT ("Contract") is entered into by and between Client

and Steven Adair MacDonald & Associates, P. C. ("Attorneys").

**1. Scope of Agreement**

Client hires Attorneys to provide legal services to Client in connection with resolving Client's tenant problems for the tenant who is in apparent breach of his or her duties under the rental agreement and/or against whom Client seeks to assert his or her rights as the landlord. However, unless subsequently agreed to, in writing, Attorneys will not be expected to collect any money claim or judgment for Client.

**2. Duties of Attorneys and Client**

Attorneys shall provide those legal services reasonably required to represent Client in the matter described on the last page of this Contract. Attorneys shall also take reasonable steps to keep Client informed of significant developments and to respond to Client's inquiries.

Client shall be truthful with Attorneys, cooperate with Attorneys, keep them informed of developments, perform the obligations he or she has agreed to perform under this Contract, pay Attorneys' invoices within seven (7) days of them being mailed to him or her, and keep Attorneys apprised of his or her address, telephone number, and whereabouts. Client must also provide Attorneys, without further notice, with any and all documentation, correspondence, and records relating to the tenancy and Client's ownership of the building.



Client shall reimburse Attorneys for all actual costs and expenses incurred by Attorneys, including, but not limited to, the following: sheriffs', marshals', and process servers' fees, filing fees and other charges assessed by Courts and other public agencies, court reporters' fees, jury fees, witness fees, messenger and other delivery fees, photocopying at \$0.20 per page, charges for outside assisted legal research, investigation expenses, consultants' fees, and expert witnesses

**4. Costs and Expenses**

within the thirty (30) days. Client will be presumed to have agreed to the new rates if Client does not discharge Attorneys once each calendar year. Client will be given thirty (30) days' written notice of any changes. Attorneys shall have the right to change the rates and charges set out above not more than outcome of the legal action on Client's behalf.

flat fee for any service. Client's obligation to pay for legal services is without regard to the telephone and for traveling to and from Court and other appearances. Attorneys do not charge a (Thereafter, billing is done in increments of 0.1 hours.) Attorneys do bill for their time on the Attorneys bill in minimum units of 0.2 hours for any task (up to 12 minutes).

- e) Messenger Services : at cost
- d) Word Processing : \$45.00 per hour (including administrative set-up and accounting)
- c) Law Clerks : \$125.00 per hour
- b) Paralegals : \$85.00 per hour (including translation)
- a) Attorney's time: Billing rates vary with experience and expertise: from \$275.00 per hour (depending on experience) for associates. Mr. MacDonald's rate is \$350.00 per hour.

Client agrees to pay for legal services at the following rates:

**3. Billing Rates**





At the time of the signing of this Contract, Client shall deposit with Attorneys the sum of \$3,500.00 as a retainer (deposit). Attorneys may use this retainer to compensate themselves for fees for legal services rendered. Client authorizes Attorneys to use said retainer for said purposes. If this retainer is not fully earned, any unused portion will be refunded to Client after

#### 6. Retainer (Security Deposit)

Attorneys shall provide a bill to Client, upon Client's request, no later than ten (10) days following the request. Client is entitled to make subsequent requests for bills at intervals of no less than thirty (30) days following the initial request. The billing period for each statement is based on the calendar month, with monthly statements typically sent out 7 to 15 days after the end of the preceding billing period/calendar month. Any services provided by Attorneys after the close of a billing period will, of necessity, appear on the next monthly statement, along with any other appropriate charges. Estimates cannot be provided in the meantime.

Attorneys shall itemize all costs incurred on each periodic statement. Attorneys shall obtain Client's consent before retaining outside investigators, consultants, or expert witnesses. Attorneys shall pay Attorneys' statements within seven (7) days after each statement's mailing. If Attorneys have received a retainer from Client, Attorneys will show a credit for it only on the final statement after the case is concluded. (See explanation, below, regarding Security Deposit Retainer.) Interest at the rate of 1% per month will be charged on statements more than 30 days overdue. Attorneys' statements shall clearly state the time spent, the amount billed, and a short explanation of what was done.

#### 5. Statements

Attorneys shall send Client a statement for fees and costs incurred every month. Client shall pay Attorneys' statements within seven (7) days after each statement's mailing. If Attorneys have received a retainer from Client, Attorneys will show a credit for it only on the final statement after the case is concluded. (See explanation, below, regarding Security Deposit Retainer.) Interest at the rate of 1% per month will be charged on statements more than 30 days overdue. Attorneys' statements shall clearly state the time spent, the amount billed, and a short explanation of what was done.

fees, and all other reasonable costs without regard to the outcome of the legal action on Client's behalf.



Because litigation and negotiation of legal disputes involve parties with adverse interests, Attorneys cannot predict the extent to which a matter will be litigated, and accordingly cannot estimate the amount of legal fees and court costs that may be incurred. Among other variables, Attorneys cannot control or limit the litigation efforts of the other party. Clients may, however,

**8. Estimates**

Client promptly after the final invoice is compiled and sent to Client. additional retainer, like all retainers, is not fully earned, any unused portion will be refunded to notify Client when this status is reached. If the matter does not proceed to trial, and this said retainer is not promptly received Attorneys may withdraw from the case. Attorneys will required to set the matter for trial, nor will they be required to engage in trial preparations. If paragraph 6, above.) Until this trial setting retainer is received by Attorneys they will not be order to proceed to trial. (This retainer will also be treated as a "security deposit" as explained in post a further retainer deposit in the amount of \$3,500.00 within 5 days of notice of this status in to maintain a positive credit balance with Attorneys, during this trial setting period, Client must required to provide legal services at an intense, dramatically increased level. In order for Client short time, typically 20 days. Unless the case settles quickly Attorneys will, of necessity, be preparation including depositions and other litigation procedures, must be completed in a very Once a case is set for trial, the trial, pre-trial settlement conference, and all remaining trial

**7. Trial Setting Retainer (Security Deposit)**

invoices must be paid in full. balance owed by Client. In the meantime, the first monthly invoice and any and all later monthly any invoice until the case is closed. At that time it will be applied toward legal fees for any landlord's security deposit. I.e., credit for it will not appear for the first month's services or on the final statement is compiled and sent to Client. This retainer will be treated much like a



terms of any written settlement offer received by Attorneys. absolute right to accept or reject any settlement. Attorneys will notify Client promptly of the Attorneys will not settle Client's case without the approval of Client, who will have the

**11. Settlement**

without Client's prior written consent. under this Agreement, Attorneys will not agree to provide legal services for any such party services for Client under this Agreement. As long as Attorneys' services for Clients continue aware of any relationship with any other party interested in the subject matter of Attorneys' the subject matter of the Attorney's proposed representation of the client. Attorneys are not represent the Client when the Attorney has or had a relationship with another party interested in require the Client's informed written consent before an Attorney may begin or continue to Client is informed that the Rules of Professional Conduct of the State Bar of California

**10. Representation of Adverse Interests**

San Francisco or the State Bar of California. Any disputes over billing shall be submitted to fee arbitration by the Bar Association of

**9. Arbitration**

obligations of litigation allow it, to avoid unnecessary charges for legal services and court costs. handling any given dispute. However, effort will be made, to the extent the professional and dispute resolution. In short, Attorneys cannot provide an estimate of the total cost of Indeed, Steven Adair MacDonald & Associates, P. C. prides itself on its emphasis on negotiation endeavor to obtain for the Client the best possible result in the most economical way possible. reached, the lower the Client may expect his or her legal fees and court costs to be. Attorneys expect that legal fees will be curtailed when a matter is resolved. Thus, the sooner a resolution is



matter, and nothing in this Contract shall be construed as such a promise or guarantee.  
Attorneys have made no promises or guarantees to Client about the outcome of Client's

**17. Disclaimer of Guarantee**

Contract is approved and signed by Client and returned to Attorneys.  
the retainer is paid in accordance with the terms of this Contract in advance and until this  
Attorneys shall have no obligation whatsoever to provide legal services to Client unless

**16. Commencement of Services**

carry it out.  
instrument in writing signed by both of them or an oral agreement to the extent that the parties  
This Agreement may be modified by subsequent agreement of the parties only by an

**15. Modification by Subsequent Agreement**

in effect.  
reason, the remainder of that provision and of the entire Agreement will be severable and remain  
If any provision of this Agreement is held in whole or in part to be unenforceable for any

**14. Severability in Event of Partial Invalidity**

the parties.  
statement, or promise made on or before the effective date of this Agreement will be binding on  
This Agreement contains the entire agreement of the parties. No other agreement,

**13. Entire Agreement**

services to be rendered under this Agreement.  
The Attorneys maintain errors and omissions insurance coverage applicable to the

**12. Errors and Omissions Insurance**





Upon the termination or conclusion of Attorneys' services, all unpaid charges for services rendered and costs incurred or advanced through the termination or conclusion date shall become

## 20. Termination or Conclusion

Attorneys and Client agree to sign any documents reasonably necessary to complete Attorneys' discharge or withdrawal. If litigation is pending, Client must sign a substitution of attorney form, or be responsible for the reasonable time charges incurred for Attorneys to file a motion to withdraw as counsel and obtain such order from the court.

As attorney may be served by registered or certified mail, or overnight delivery, with two extra days provided for response.

Client unreasonable, unlawful or unethical. Any request to the court for permission to withdraw matter, or any fact or circumstance that would render Attorneys' continuing representation of Contract, Client's refusal to cooperate with Attorneys or to follow his or her advice on a material invoice for legal fees and costs within seven (7) days of it being sent out or other breach of this only for good cause. Among the facts constituting good cause are Client's failure to pay any Client may discharge Attorneys at any time. Attorneys may withdraw from litigation

## 19. Discharge and Withdrawal

your attorney.

If you are concerned about this risk, and want more information, please feel free to ask abandoned or dismissed your claims, rather than "losing" in court.

This rule of financial liability can even apply to situations in which you have voluntarily

include an obligation to pay some (or even all) of your opponents' attorney fees.

many (if not all) of your opponent(s) legal expenses. This financial liability can sometimes

If you lose your case, applicable law would normally make you financially liable for

## 18. Possible Liability to Opponent(s)



immediately due and payable (as soon as an invoice is prepared and sent to client). Attorneys acknowledge their obligation, upon Client's demand, to deliver Client's file to Client after the termination or conclusion of Attorneys' services (if Client requests it), giving Attorneys an opportunity to photocopy same. The normal contract charges for photocopying will apply, or the costs of an outside service if used will be billed to Client. No closed files will be maintained or stored for more than four years.

**21. Lien**

Client hereby grants Attorneys a lien on any and all causes of action Client may assert in any court action brought on Client's behalf under this Contract or otherwise. Attorneys' lien will be for any sums due and owing by Client to Attorneys then and at the conclusion or termination of Attorneys' services, as calculated by the last monthly statement, plus accruing interest. The lien will attach to any recovery Client may obtain in the court action, and any subsequent action, whether by judgment, settlement, or otherwise.

**22. Disposition of Client's Papers and Property**

At the conclusion of services, Attorneys will, if Client makes a written request, release promptly to client all of Client's papers and property. If no such release has occurred, after four years have passed since the conclusion of service under this agreement, Attorneys will dispose of Client's papers and property. Client's "papers and property" include correspondence, deposition transcripts, exhibits, experts' reports, legal documents, physical evidence and other items used in Client's representation regardless of who paid for them. Client does not expect emails to be retained at all and instructs Attorneys to delete them as Attorneys see fit.



**23. Email Communication**

Client recognizes some inherent risks of breach of confidentiality in email

communication. Client understands that such communication often adds efficiency and does

authorize such email communication to be conducted during this Attorney-Client relationship.

**24. Further Information**

Client agrees to read the enclosed "Landlord-Tenant Litigation" booklet without delay

and with particular attention to Client's need to *verify or obtain insurance* against a tenant's

claim of wrongful eviction and other claims. Client is strongly advised to obtain this insurance,

but Attorneys will not be responsible if Client fails to obtain it. Client must provide Attorneys

with the *names of all adult occupants* of the premises.

**25. Copy Received by Client**

Client acknowledges receipt of a copy of this Contract concurrently with Client's

execution thereof. Client also represents that he or she has read this Contract carefully and

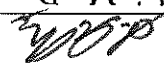
understands and agrees to all of its terms.



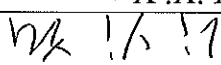
26. Case Information

NAME OF CLIENT	LI YI YU, WEI QIANG YU
DATE CONTRACT PREPARED	November 1, 2010
NAME(S) OF TENANT(S)	John Reliford
ADDRESS OF PREMISES	3273 Market Street, Emeryville

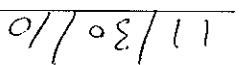
Steven Adair MacDonald & Associates, P. C.

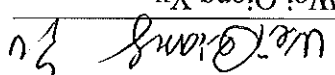
  
Steven Adair MacDonald, Esq.

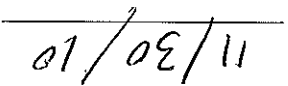
CLIENT

  
LI YI YU

DATE

  
11/30/10

  
Wei Qiang Yu

  
11/30/10

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Revised September 15, 2010

