

“Eviction Protection Plans”

Despite our best efforts to screen for good tenants, legal action sometimes becomes the only choice available to enforce the terms of a tenancy or lease agreement. Legal evictions are most often the result of nonpayment of rent, though evictions are also initiated for other violations of tenancy agreements (i.e., unauthorized occupants or pets, use, manufacture or sale of illegal drugs, nuisance violations, etc).

When legal eviction becomes necessary, state law requires an attorney (or the owner) to appear in court. Total costs to process an eviction through the courts averages \$400 - \$600, not to mention the loss of rents from a non-paying tenant. Our firm offers two plans to help you avoid or minimize the loss of income normally experienced during a legal eviction process:

EVICTION LEGAL EXPENSE PLAN

Under the “Eviction Protection Plan”, we pay all copy charges, filing fees, process server fees, attorney fees, court costs, the costs of Broker or Broker’s representative to appear in court if requested by tenant in connection with any “Rent and Possession” or “Unlawful Detainer” case filed to enforce tenant compliance with their obligations under the tenancy or lease agreement. If execution and restitution is required to enforce the judge’s legal order for possession, those fees are also covered under the “Plan”. The “Plan” does not cover the cost of a jury trial or appeal (an extremely rare occurrence), lost rent, damages or costs to physically “set out” the tenant if necessary. All units within a property must be included in the “Plan”. Tenants not placed by Broker are excluded from coverage until this Plan is in effect for 6 months. Any monies recovered from tenant shall first be applied to amounts due Owner, after which any remaining shall be applied to expenses of Broker under the “Plan”.

EVICTION RENT LOSS PLAN

With the “Eviction Rent Loss Plan”, you can avoid this costly rent loss during a “Rent and Possession” or “Unlawful Detainer” court action. Under the “Plan”, we guarantee the rents due under your lease agreement for up to 60 days. No coverage other than loss of rents is provided. Payment for rent loss will be made upon filing for “Rent and Possession” or “Unlawful Detainer”, on or about the 15th day of the month for which the rent is unpaid. All units within a property must be included in the “Plan”. Tenants not placed by Broker are excluded from coverage until this Plan is in effect for 6 months. Any monies recovered from tenant shall be first applied to amounts due Owner, after which any remaining monies shall be applied to expenses of Broker under the “Plan”.

Eviction Legal Expense Plan – annual cost is \$100/year

30 Day Eviction Rent Loss Plan – annual cost is 15% of one month’s rent

60 Day Eviction Rent Loss Plan – annual cost is 30% of one month’s rent

(NOTE: Eviction Rent Loss Plans require enrollment in the Eviction Legal Expense Plan)