



## **Eviction Protection Plan**

offered by 1836 Property Management

Uninterrupted cash flow is one of our top priorities. Tenants however, get sick, laid off and tragedies happen. Our Eviction Protection Plan provides additional security in a volatile world.

The cost of an eviction can run up to \$2000.00 depending on the county in which your home is located. To reduce these costs we screen tenants, their finances and backgrounds thoroughly. Even the best screening possible can't see into the future. Our Eviction Protection Plan provides another layer of protection from the unknown. The opt out for this plan may be done at any time in writing. Opting in may only be completed before the start of the year and automatically at the beginning of a new agreement. Many owners wait until the unexpected strikes to ask about protection. Due to the high cost of an eviction we've taken this proactive approach.

For \$19.95/month you will have peace of mind knowing that should a tenant need to be evicted from your property the cost of the eviction, administration and processing will be covered. Don't wait until your tenant is late paying rent to get covered!

Fees covered include but vary according to county:

- Initial filing fee for eviction
- Filing fee for suit for rent
- Application of an immediate possession bond if appropriate
- Administrative cost to prepare papers and file charges at the appropriate Justice precinct.
- Service fee per defendant
- Cost of Constable to serve citation
- Administrative cost to prepare papers and appear in court on behalf of the owner
- Writ of possession
- Filing fee for writ of possession
- Constable service fee for writ of possession
- Writ of execution
- Filing fee for writ of execution
- Constable/service fee for writ of execution
- One basic rekey included. Up to a \$79.95 value.

Certain terms and restrictions apply. See sign up page for further details.



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The Eviction Protection Plan offered by 1836 Property Management is automatically started at the beginning of each new agreement unless an owner opts out in writing. Many owners ask to sign up only after a tenant stops paying rent. Adding the this coverage before a tenant falls delinquent is the only way to protect yourself against the high cost of an eviction.

The property that to be covered is located at the following address:

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- There is no start up or cancellation fee.
  - Sign up must be completed prior to the first day of the calendar year to be active for the following year.
  - Coverage may be cancelled at any time by either party. Cancellation must be in writing.
  - There is no maximum number of times this coverage may be used while in place.
  - This program may be updated by 1836 Property Management with 30 days notice. Notice of changes must be posted to [www.1836PropertyManagement.com](http://www.1836PropertyManagement.com).
  - Any cancellation of this plan by 1836 Property Management requires notice prior to the start of an applicable calendar month. Any associated charges would immediately cease.
  - Coverage excludes any items not specifically listed on page one of this agreement.
  - I understand that if I have a balance due to 1836 Property Management greater than the reserve funds I have on file this service will be suspended until I deposit additional funds with 1836 Property Management and restore a positive net balance.

Additional terms and conditions: Date/calendar limitations apply as follows: The first day that an eviction shall be filed in court is the 10th of the month if no communication is established with the tenant or immediately is the tenant refuses to pay. The 20th of the month is the first day an eviction shall be filed if tenant agrees to a payment plan & no good funds are received. Cost of actual removal & disposal of tenants possessions and/or repairs to property and locks/doors are not included in plan. Tenants deposits and/or financial judgements will be applied in the following order: Damages to property beyond normal wear and tear, loss of rent due to vacancy, releasing fees and expenses, outstanding charges due to owner, outstanding charges due to 1836 PM, reimbursement to 1836 PM for court and administrative costs, any remaining funds will be refunded to tenant as required by law.\*\*This plan is only valid for tenants approved, vetted and leases initiated by 1836 Property Management. This service is not available for tenants or leases not approved, cleared or initiated by our company, criteria or staff.

\_\_\_\_\_ Please enroll me in the Eviction Protection Plan

\_\_\_\_\_ I decline coverage at this time & understand that if an eviction is necessary I will have to provide funds in advance of any eviction related actions to cover the cost of legal & administrative fees.

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Name	Signature	Date
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Name	Signature	Date
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