



It is an unfortunate truth that evictions can happen to any Real Estate Owner. Even great tenants with an impeccable rental history can come upon difficult times and find themselves unable to pay rent and also find it difficult to move. A job loss, divorce, and health issues are frequent causes. When this occurs, an expensive and time consuming procedure with the court system for eviction begins. This can cost the owner a significant amount of money. Sooner or later, most landlords will be faced with the costly procedure of an eviction, not to mention the loss of the rental income. Terra Point Realty Property Management has the solution. We have a cost effective program that protects our owners from the high cost and the time consuming headaches that come with evicting a tenant. For only \$8 per month/per property, this program will cover the cost of virtually all evictions. This could save you thousands of dollars.

Our Eviction Protection Program will be included in all Full Service Property Management Agreements, and will pay the following:

Attorney Fees (up to a maximum of \$1000) Eviction Filing Fees (up to a maximum of \$300) Process Server Fees (up to a maximum of \$500) Court Fees (up to a maximum of \$500) Court Appearance by Realtor for Owner (up to a maximum of \$500) Writ of Possession Fees (up to a maximum of \$500) Broker Cost of Entering Premises (Meeting Sheriff) (up to a maximum of \$200) Placing Tenant Possessions Curbside (in accordance with eviction code, up to a maximum of \$500) Locksmith Costs (Rekeying when Sheriff enforces eviction, up to a maximum of \$300) In summary, court costs and filing fees in connection with most Forcible Entry and Detainer Suits (eviction) against a tenant at the Justice of the Peace Court.

Generally, evictions are the result of nonpayment of rent, but they can also be initiated for other violations or the rental agreement. For example; unauthorized roommates or unauthorized pets. The law requires an attorney (or you) to appear for these cases. The Terra Point Realty Property Management Eviction Protection also covers you for this type of eviction!

What the program does out Cover:

Lost rents Damage to the property This Program does not cover Appeals to the courts or trials above the Justice of the Peace Court. In the event that the tenants win in court, this program does not cover the Owner for the Tenant's Attorney fees, court ordered fines, damages or penalties. This is a rare occurrence that has happened in only a few cases when the Owners acted against our advice.

The program will be automatically included in your management agreement. The yearly cost of \$96 00 (Ninety-six dollars) is billed to your October statement each year. A prorated amount will be charged to management accounts beginning after October.

The coverage will be in place through September 30 and thereafter, charged annually to the October statement. If you have any questions, please feel free to contact me via email at info@terrapointrealty.com or by phone at (713) 409-7698. Thank you for your continued support and business.

Sincerely:

James Burgin Owner/Broker

Eviction Services Addendum The following addendum becomes part of Full Service Property Management Agreement, effective immediately. All other terms of Terra Point Realty Property Management Agreement remain without change. With regards to Terra Point Realty Property Management Eviction Protection Program, an \$8.00 (eight dollar) fee per month per property managed. There will be a yearly cost of \$96.00 (ninety-six dollars) billed to your October statement each year. This year's payment will be prorated and charged to your account upon receipt of your management papers. The coverage will be in place through September 30, after which time the annual charge will be on the October statement each year unless, canceled Additional Clause for New Management Agreements Eviction Services for newly managed properties which have **existing** tenants:

In the event that an Unlawful Detainer Action is necessary, for a tenant that was in the premises prior to the commencement of the management agreement, the owner shall be responsible for all expenses incurred in connection with the Unlawful Detainer Action if eviction is necessary. Furthermore, the Owner agrees to pay the Terra Point Realty Property Management an administration fee of \$100.00 (one hundred dollars) if the action is Not contested by the tenant. If the tenant contests the action, an additional fee of \$200.00 (two hundred dollars) will be charged to the owner. Additionally, should the tenant request and be granted a jury trial for the Unlawful Detainer Action, Owner agrees to pay Agent \$35.00 (thirty-five dollars) per hour for agent to assist in the litigation of the action. If the property is vacant when this agreement begins, this clause does not apply.

Terra Point Realty, LLC Property Management

Ten Reasons Why You Should Not Feel Guilty About Evictions

1. Always start evictions immediately, if tenants need extra time, the court will give it to them.
2. You don't make a profit with evictions; you only cut your losses.
3. You've already supplied the "needy" tenant with free housing, you have done your charity work, give someone else a chance.
4. If the tenant doesn't have a friend or relative to help him out, doesn't that say a lot about the tenant's character?
5. If someone asks you how you could put someone on the street, ask them to pay the rent and you won't evict them.
6. The tenant has kept possession of your house and is stealing from you, He has stolen your home, your utilities and your services, the tenant is a thief. Do stores let your tenant go in and take from them?
7. Letting a tenant stay in your house who is not paying rent is like giving your tenant your charge card and telling him, "Feel free to spend, I like loaning out money interest free without knowing I'll be paid back".
8. How would you feel if you worked all week and your employer said I don't have a paycheck for you, Guess what your tenant has just told you that! Do you work for nothing?
9. If you want to maintain your home and let the occupants live there rent free, you should decide who the occupants will be, not your tenant. There are lots of people you may find more deserving.
10. Your tenant is taking money, time and energy from you, which you could use to provide for your family's needs, Picture yourself trying to tell your child that you could not buy him or her an item because you had to pay a stranger's rent so the stranger could buy gifts for his or her child. From Mr. Landlord December 1992