EVICTION PROTECTION PLAN

PLEASE CHECK BOX

☐ Yes, please enroll my property(s) in the *Eviction Protection Plan*!

For eviction services, **$14.95** per month per unit managed for which Agent (JoGip Property Management) agrees to pay the following costs: eviction filing fees, process server fees, broker representation fees, writ of possession fees, postage, copies, SCRA compliance and three day notice in connection with an Unlawful Detainer Action for all tenants placed in the property by JoGip Property Management. <u>Evictions must be for non-payment of rent only.</u>

Eviction services for existing tenants: in the event an *Unlawful Detainer Action* is necessary within the first one hundred eighty (180) days of this agreement, for a tenant that was in the property prior to the commencement of this Agreement, the Owner shall be responsible for all expenses incurred in connection with the Unlawful Detainer Action. If the property is vacant when this Agreement begins, this paragraph does not apply.

Eviction Protection Plan does not cover cost of a jury trail or tenant appeal (very rare), lost rents, locksmith services, damage to rental property by tenant and cost of physical sit-out.

CANCELLATION POLICY
<u>There is no cancellation fee.</u> Coverage may be cancelled at anytime by either party by tendering a 30 day written termination notice. Monthly fee is due 1st day of each calendar month, non-payment of monthly fee will suspend services.

RECOVERY DISCLOSURE
Agent will recover expenses directly from tenant/former tenant by employing several strategies not limited to filing separate law suit, engaging collection agency, wage garnishment and/or deducting expenses from tenant's security deposit.

EVICTION PROTECTION PLAN INCLUDES:
- All copy charges
- Postage fees
- SCRA compliance
- Serve 3 day notice
- Eviction filing fees
- Process server fees
- Witness fees
- Writ of possession fees

Owner Name _____

Signature _____   Date _____

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