



## Eviction Protection Fee Details

(Updated August 5, 2018)

This document is to supplement and provide further details on the Eviction Protection Fee program.

### Language from Paragraph 4(q) of Management Agreement

(Checkbox must be checked to be part of agreement)

Property Owner hereby agrees to pay Broker an annual Eviction Protection Fee equal to 1% of the annual gross rent payable with respect to a Property. This optional service is available only if the base monthly rent for a Property is at least \$1200 and Broker placed the tenant. In the event such tenant is evicted from a Property, Broker will cover the cost of eviction legal fees, cost to change locks, and waive any fee to place a new tenant. Broker will provide Property Owner with compensation equal to one month's rent and will issue security deposit from the evicted tenant to Property Owner. If the Broker is holding more than one month's security deposit, Broker will provide deposit equal to one month's base rent to the owner and retain the remaining. Broker will determine when to commence eviction procedures in accordance with its company policies. Property Owner understands that they are responsible for any maintenance cost to prepare the unit for a new tenant and any cost ensuring the unit is ready for rent.

### Qualifications

- The tenant's base rent is at least \$1,200 per month. (Base rent does not include pet or other fees)
- The tenant was screened and approved by Property Management Connection during the initial leasing process and the tenant is signed to a PMC lease.

### Exclusions

Properties are excluded if:

- The tenant's base rent is less than \$1,200 per month).
- The tenant was already in the unit at the time PMC took over management.
- The tenant was placed at the request of the owner and did not go through the normal screening process.

## Eviction decision

The decision to evict is at the sole discretion of Property Management Connection. Eviction will be filed according to PMC's "Late Rent and Eviction Policy" unless PMC's management determines that there are reasonable grounds for an exception.

## Payments from PMC

PMC will pay or waive:

- The legal bills to file eviction, court costs, writs and other associated legal fees
- The locksmith for the cost to change the locks once the tenant has vacated the property
- PMC's fee to place a new tenant in the property
- One month's base rent will be applied to the owner's account on the day the tenant vacates the property.
- The tenant's security deposit will also be posted to the owner's account on the day the tenant vacates the property.
  - Exclusion: If PMC is holding more than one month's security deposit, PMC will post one month's deposit to the owner and PMC retains the remainder.

## Owner Responsibilities

The Owner is financial responsible for any maintenance, handyman, landscaping and cleaning costs between tenants. PMC will attempt to recoup these expenses during a collection process post-eviction but the owner will need to front these costs.

## Collections

Sometimes a tenant owes funds in excess of their security deposit at the time of move-out. This Eviction Protection Fee only covers evictions, and does not cover collection situations. Therefore, the owner will be responsible for associated collection costs.