

Beeline Realty & Property Management

41012 Crimson Pillar Ln, Lake Elsinore, CA 92532

Direct: 866 501 5070 Fax: 866 976-8903

Email: brpm1@live.com Web: www.BeelineRPM.com



Eviction Protection Program

We certainly hope that you never have to endure the unpleasant and untimely frustration of an eviction. At Beeline, we take great care to screen and select good tenants for your property. Unfortunately, an eviction can happen to anyone no matter how well a tenant is screened. Even families that are well qualified when they move in can encounter serious life-changing situations requiring a termination of tenancy (loss of employment, reduction in work hours, pay cut, divorce, death in the family, etc). Not being able to pay the rent, tenants also find it difficult to move out quickly. When a tenant does not pay rent and does not move out, our only legal recourse is to file for eviction.

Typical evictions cost between \$800.00 - \$1500 and are borne up-front by the owner as an expense. In a usual case, owners pay for the eviction up-front and are later compensated by refund of the tenant security deposit. However, in most cases, if the tenants are behind on rent prior to filing the eviction, the security deposit is unlikely to fully cover all of the unpaid rents plus expenses. If successful in court, a judgment is usually awarded against the tenant for unpaid rents and court costs, but judgments usually do not include everything the owner might have to pay for. For example, such fees that may not be awarded in an eviction judgment may include the Sheriff's Writ (Lockout) fee, Locksmith fees, unpaid utility bills, HOA fines, and repair expenses for physical damage to the property found after the tenant is removed. To get additional judgments for expenses such as these, owners must sue the tenant in small claims court. Most owners choose not to pursue this course of action and often bear the full financial loss associated with the eviction themselves.

Our program changes that. Court costs and eviction fees that are usually borne as an up-front owner expense are no longer of concern for you. Our Eviction Protection Plan (**EPP**) will cover the cost of almost all evictions. This could save you more than a few hours of worry or lost nights of sleep wondering about how to pay for an unexpected eviction *while your tenant is not paying rent*. Beeline will file for eviction on your behalf, as usual, but Beeline will assume the up-front financial burden of the eviction as company expense, not to be charged to the owner. (Any fees, expenses, or debts paid out or assumed by Beeline in association with any eviction covered by the EPP program will remain property of Beeline for the purposes of future collections efforts against the tenant.)

Please be aware, the EPP covers essentially all costs associated with a typical eviction, but lost rent and property damages are not covered. Owners may still be entitled to receive the tenant security deposit as compensation for lost rents and damages, but large portions of the security deposit, if not most or all of it, are often consumed by the cost of the eviction itself. By enrolling in the EPP, security deposits can be preserved and applied directly to your lost rent and damages as you would expect. Beeline pays for your eviction in full, and as a result, the security deposit is available to be applied towards your unpaid rent, property damages, or any other fee you are entitled to recover from the tenant.

For eviction services, \$9.00 per month per unit managed for 1-4 units or \$7 per month for 5 or more units, Beeline agrees to pay legal fees and court costs not to exceed coverage amount specified per item/service charge in the table below, for costs associated with an eviction for any/all tenants placed in property by Beeline Realty & Property Management. For any eviction action that results in jury trial, or should owner elect to secure their own attorney, Agent will pay for such fees, but shall be limited to the amounts specified in the table below.

Item/Service	Coverage Limit
Legal Document Service	\$50
Court Filing Fee	\$600
Attorney Document Preparation	\$250
Attorney Court Appearance/Trial Fee	\$250
Riverside County Sheriff Lockout Fee	\$250
Locksmith Charge – ReKey up to 3 Locks	\$200

Total limit of coverage per eviction filing not to exceed \$1600

If Beeline Property Management is placing or has placed a tenant in your property and you choose to participate in our **Eviction Protection Plan**, your eviction coverage goes into effect immediately upon enrollment. If you have an existing tenant NOT placed by Beeline and you sign up for the eviction coverage (tenant was in the property prior to Beeline as property manager), the plan goes into effect after six months of enrollment.

Eviction Protection Plan

_____ **Yes Eviction Protection Plan**

For eviction services, \$9 per month per unit for 1-4 units, or \$7 per month per unit for 5 or more units managed, for which Beeline Realty & Property Management agrees to pay legal fees and court costs, not to exceed the amounts specified in the limits of coverage table above, in connection with an Unlawful Detainer Action for all tenants placed in the property by Beeline Realty & Property Management. Should an official “Notice of Default” be recorded against the enrolled property at any time, such property will be disqualified from participation in the EPP. Tenants must be current on rent at time of enrollment.

_____ **No Eviction Protection Plan**

Owner opts to not participate in the Eviction Protection Plan. Should an eviction be necessary for any tenant placed in the property by Beeline Realty & Property Management, Owner agrees to pre-pay for eviction services prior to posting the court filing fee. Owner therefore agrees to pay approximately \$650 to initiate an eviction, and to later make an additional payment of \$250- \$850 to complete an eviction, or actual cost, whichever is greater. The necessity for additional payments will be assessed on a case by case basis when the actual eviction is processed.

Date Signed

Owner

Owner

Property Address