

Attorney Retainer Program

Exhibit A to the Property Management Agreement

We recognize that there are many important reasons why people invest in real estate. It may be to provide additional cash flow, provide for retirement or to benefit from appreciation. Whatever the reason we understand the great responsibility that has been entrusted to us. To protect our Owners investments and to meet their needs we have an attorney on retainer that specializes in evictions and landlord law.

What does this mean to you?

- We can receive legal advice for your landlord concerns without causing your legal bills to grow by the hour, for example:
 - The tenant found mold and is feeling sick
 - The tenant did a home meth test and it came back positive
 - The tenants' child was hurt on the property
 - My property has a pool or built-in trampoline. What liabilities am I facing?
 - I suspect the tenant of using illegal drugs or doing other illegal activities on the property.
- Evictions will be fast and most of the time will not cost the owner anything*
 - Our specialist is always current on landlord/tenant law. Time will not be wasted in learning or adapting to new procedures.
 - The cumbersome and confusing legal and court procedures will be streamlined. Using our attorney that specializes in evictions means the courts know him and will process his "bundled filings" faster.
 - Once eviction proceedings have begun a tenant can usually be removed from the property within 3-5 weeks.
 - A *standard eviction includes:
 - Serving state mandated notices to the tenant
 - Gathering evidence and preparing documentation
 - Filling out court documents
 - Filing lawsuit documents and evidence with the court
 - Serving the tenant notice of lawsuit
 - Having a court appointed constable remove the tenant from the property
 - Paying court fees
- An increased chance of collecting money owed from tenants.
 - After an eviction our attorney's office will immediately turn the file over to their in-house collection department and begin legal proceedings to collect the money that is owed for lost rent and damages. (Collection department charges a percentage only on collected funds)

These valuable and necessary services are very costly to have at our disposal. To help cover these expenses we will be charging the owners \$9 per month. For units that have multiple contracts, ie student housing, \$10 per month will be charged. These fees will not be charged for vacant units nor for clients that receive our bulk discount for having 10 or more units that we manage.

Experience has shown that the involvement of an attorney early in the decision-making process can often help to avoid many of the mishaps that may jeopardize the ability to successfully evict a tenant or in some cases, even help resolve issues short of filing a lawsuit. Without this plan a standard eviction can cost anywhere from \$350-\$850. Not only will this save you money in the event of an eviction but it will also provide your property with the invaluable resource of professional, experienced legal advice.

*Additional legal fees may be charged to the owner for a situation beyond a standard eviction. For example: the tenant wants to fight the lawsuit in court and/or the attorney needs to show up in court. Generally these fees are only \$100-\$200 but individual circumstances may apply.