

Attorney Retainer Program

Exhibit A to the Property Management Agreement

We recognize the great responsibility that has been entrusted in us to managing someone's investment property. To protect our Owners and their investments we have an attorney on retainer that specializes in landlord/tenant law.

What does this mean to you?

- We can receive legal advice for your landlord concerns. Such as:
 - 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.
 - Your property has a pool or built-in trampoline. What liabilities are you facing?
 - We 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 team of legal specialists are always current on landlord/tenant law. Time will not be wasted in learning or adapting to new procedures.
 - The cumbersome and confusing court procedures are streamlined.
 - Once eviction proceedings have begun a tenant can usually be removed from the property within 3-5 weeks. Often they leave even earlier when they know an attorney is involved.
 - 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.
- We have all the legal forms and contracts needed to properly manage your property.

These valuable and necessary services are costly to have at our disposal but with our bulk membership in this program it will only cost our property owners \$9.50 per month per unit.

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.

*Additional legal fees may be charged to the owner for a rare situation beyond a standard eviction.