



Hendricks Property Management, LLC.

### EVICITION PROTECTION PROGRAM

Hendricks Property Management, LLC is pleased to offer you our *Eviction Protection Program*, which has been developed in response to concerns expressed of rising collection processing costs. Under this service, Hendricks Property Management, LLC will pay all court costs and filing fees in connection with a standard Forcible Entry & Detainer (eviction) against a tenant at the Justice of the Peace court level. This protection also covers our costs to send a representative familiar with the hearing to the Justice of the Peace Court for the case to be heard. Also included in the program is the additional court cost for filing a writ of possession, which is currently \$165.00 per case. Set out fees are still the owner's costs. This does not cover appeals to the county court level.

Generally, evictions are the result of nonpayment of rent, but evictions can also be initiated by other violations of the rental agreement; for example, unauthorized roommates or acquiring unauthorized pets. The law requires an attorney (or you) to appear for these cases.

This past year it has taken longer and longer to get cases heard when an eviction is being processed. In the coming year we will be forced to charge for the eviction procedure since it is no longer possible for us to assign a licensed property manager to a case without charging for it. The entire process is now taking 20-30 hours to complete, especially if the court is backed up with cases. We estimate that the total charge to process an eviction in the coming year will be \$400-\$500. That is why we feel it makes better sense to buy the protection to contain any potential costs.

The cost for the *Eviction Protection Program* is \$5.00 per month per unit. If you subscribe to the program there will be a yearly billing of \$60.00 on your January statement for the calendar year. Your first year payment will be prorated accordingly. The coverage will be in place through December 31, after which time the annual charge will be on the January statement each year unless canceled.

### WE STRONGLY ENCOURAGE YOU TO TAKE ADVANTAGE OF THIS PROGRAM

If you wish to participate, please check the box below, sign and return this page to Hendricks Property Management, LLC. Fax number is 210-342-4933 or e-mail to don@sarents.com. Any questions, call 210-344-3463.

- I wish to participate in the Eviction Protection Program.**
- I DO NOT wish to participate in the Eviction Protection Program.**

Name

Date

Property Address (please print)