



Call Realty, Inc.

December 30, 2015

Dear Property Owner:

As we all know, evictions can happen to any landlord no matter how well a tenant is screened. Circumstances can change people's lives that make them unable to pay the rent. This is especially true when people lose their job, get a divorce, or have a serious injury. This type of event occurs more often in difficult economic times such as our country is experiencing now. When tenants are not able to pay their rent, they also find it difficult to move. When this happens the landlord has to go through the costly procedure of evicting the tenant.

At this time, eviction costs start at \$850 and are borne up-front by the Owner. In a typical case, Owners pay for the eviction and are later reimbursed by forfeiture 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.

At Call Realty, we are always looking for ways to protect our owners and keep their costs to a minimum. We have been reviewing a program which we feel will shelter our owners from the ever increasing cost of an eviction. We have developed and implemented our Eviction Protection Plan. We believe that this program will benefit owners in many ways. First, Owners will no longer have to come up with a large sum of money up-front to pay for an eviction. Second, the speed of starting an eviction will be increased as we will no longer have to wait for funds to be received from an owner. We will be able to start an eviction immediately! For a minimal cost of \$20 per month per unit, or a yearly payment of \$240 per unit, this program will cover the cost of an eviction.

Enclosed with this letter is an addendum to your property management agreement. Please sign and return the addendum so that you can take advantage of the EPP right away! Please don't hesitate to contact us if you have any questions!

Addendum to Property Management Agreement

With specific respect to an unlawful detainer action, commonly called an eviction, all full property management clients whose tenants have been secured through Call Realty, Inc. have the opportunity to enroll in our Eviction Protection Plan (EPP). Under the EPP, we agree to pay all attorney fees, service fees, court costs and Sheriff's lock-out charges associated with an eviction. The cost of the EPP (eviction protection plan) is \$20 per month for a minimum period of twelve (12) months. This plan may be terminated with a 60 day notice in writing after the initial 12 month term. If no notice is received, Call Realty Inc will continue to deduct the EPP fee following the expiration of the initial year. This fee continues during times of vacancy. **The EPP is not insurance** but is subject to the following:

1. Evictions must be for cause. Examples of cause include but are not limited to: non-payment of rent or continued and gross disregard of the covenants, codes, restrictions, and/or bylaws of a homeowner's association.
2. Should the Tenant request and be granted a jury trial during an unlawful detainer action Owner agrees that Call Realty Inc will not be responsible to pay any costs or fees incurred to litigate the case.
3. Should the tenant file bankruptcy during an unlawful detainer action Owner agrees that Call Realty Inc will not be responsible to pay any attorney fees or court costs to litigate against the bankruptcy specifically. However, Call Realty Inc will continue to pay for all eviction related attorney fees, service fees, court costs and Sheriff's lock-out charges.
4. The Eviction Protection Plan does not protect Owner against lost rents, damages to the unit, or any other legal actions. Please refer to your insurance coverage for possible coverage of these items.
5. Tenants placed by Call Realty Inc, will be covered immediately under this plan for a full service owner who has paid into it. Tenants who have been placed by another source (owner/another management company) must be in place for a minimum of 6 months after owner enrollment into EPP to be covered under this plan.
6. The Eviction Protection Plan will cover one eviction per enrolled property per year.
7. If payments for EPP are not current, owner will forfeit any coverage under the plan.

Yes, please enroll me in the Eviction Protection Plan:

_____ I have included the annual fee of \$240 for each property.

_____ Please deduct \$20/month for each property from my current rent proceeds.

_____ I have included \$20 for the first month. Please deduct \$20/month for each property from my current rent proceeds for the following months.

_____ No thanks; I do not wish to enroll in the Eviction Protection Plan. By not enrolling in the plan I understand that I am 100% responsible for the cost of any eviction.

Property Address: _____

Owner Name (printed): _____

Owner Signature: _____

Date Signed: _____