



Eviction Protection Program Addendum

We certainly hope that you never have to experience the process of an eviction at one of your properties. At Boardwalk Property Management, we follow stringent guidelines to screen and select good tenants for your property. To prove that we are extremely confident with our tenant screening process in selecting the right tenant for your property we offer an optional service to our Owners to participate in our Eviction Protection Plan. To protect you, our office has all of the latest tools and resources in order to verify each and every aspect of the applications we receive. We run credit reports, check our large cross directory to verify names, telephone numbers, and personally make each verification telephone call to verify past residency, and financial situations. Unfortunately, even families that are well qualified when they move in, can encounter serious life-changing situations (loss of employment, divorce, death in the family for example, and as you can imagine there are many others). In many cases, one of the results is financial instability. When a family does not pay rent and does not move, our only recourse, on your behalf is to take legal action.

Typically, the paper work is sent to our attorney's office, the resident is served the legal papers and Boardwalk Property Management will appear on behalf of the owner to present evidence. The matter is usually an issue of unpaid rent and the judge normally finds in favor of the landlord. Normally, total eviction cost is around \$550.00, but you can participate in our Eviction Protection Plan for as little as \$10.00 per month per unit. Think of the Eviction Protection Plan as having car insurance just in the event of an "accident". We generally expect the process to take about four weeks after we send the papers to our attorney.

Boardwalk's Eviction Protection Plan is only \$10.00 a month per unit. Should an eviction occur, the plan will cover the costs to serve the 3-Day Notice, Summons and Complaint, all filing fees and all attorney fees. The program does not cover the cost of a jury trial, but most evictions RARELY involve a jury. The program does not cover loss of rent or any damages as a result of the tenant. If Boardwalk Property Management is placing a new resident in your property and you choose to participate in Boardwalk's Eviction Protection Plan, your eviction coverage goes into effect immediately. If you have an existing resident and you wish to sign up for the eviction coverage, the plan goes into effect after the current tenant has ended their rental agreement and a new tenant has been found by Boardwalk.

If you do the math, this is a great service that will provide you not only peace of mind but the protection of a costly eviction expense. Please see example below:

Cost of eviction = \$550.00 or more

Cost of Boardwalk's Eviction Protection Plan: \$10/month for each unit.

If you pay \$10/month, it will take 55 months or 4 years and 7 months to make up the cost of just 1 eviction. So if you perform 1 eviction in the next 4 years and 7 months, you will be saving yourself money.

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 Boardwalk Property Management, LLC. Fax number is 801-871-0396 or e-mail to kelsey@rentfromboardwalk.com. Any questions, call 801-748-1044.

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

Owner Signature

Date

Property Address