

Agreement for Services

THE UNDERSIGNED client hereby agrees to contract with LandlordSolutions, Inc. for assistance in tenant evictions. LandlordSolutions shall act as an agent for the client. The client agrees to provide LandlordSolutions with complete and accurate information with regard to the client's tenant. The client agrees to keep LandlordSolutions informed of any issues or changes with regard to the tenant and the tenancy during the eviction process.

The client acknowledges that LandlordSolutions does not give legal advice. LandlordSolutions will use a licensed responsive legal process server. Also, an attorney will be engaged to represent the client in the Superior Court eviction process.

The client agrees to pay the following rates for the following services:

Draft Tenant Notice	\$25.00*
Draft/Serve Tenant Notice	\$50.00*
Summons and Complaint	\$150.00* (includes process service)
Default – Judgment	\$265.00*
Show Cause Hearing	\$497.00*
Writ of Restitution**	\$100.00*
Onsite Physical	\$200.00* (2 people, 1 hour, 20 miles)
Cancellation Charge	\$100.00* (min. 48 hours notice)
Labor	\$25.00* (per person, per hour)
Removal	Quotes Available

* All prices are subject to change without notice.

** This fee is set by the Sheriff Departments of each county and will vary. The client agrees to pay the charges required to process the writ of restitution. This fee includes posting the writ and a deputy being onsite for one hour of civil standby time during the physical eviction. If the deputy is required to be onsite beyond the first hour you may be charged an additional \$50.00 per hour by the sheriff department and invoiced through LandlordSolutions.

These rates do not apply if the tenant has an attorney that is representing them; if the eviction requires other legal services beyond what is described above. Those special cases will be discussed with the client.

The client acknowledges that LandlordSolutions does not make any guarantee with regard to the outcome of the eviction.

The client agrees to pay the (above) rates for services as outlined above. Payment is due and owing at the completion of services by LandlordSolutions. The client agrees to be fully responsible for the above charges. If the client fails to pay the charges within fifteen (15) days from the "Invoice Date" a late fee of ten percent (10%) will be charged. A \$35.00 fee will be charged on all returned checks plus any late fees and interest. Past due balances shall bear interest at one and one-half percent (1.5%) per month until paid. The client agrees to be responsible for all cost of suit, including reasonable attorney fees and court cost should LandlordSolutions be required to file suit on this agreement to collect any fees and cost owed.

The client acknowledges that the above contract has been read. The client acknowledges that LandlordSolutions does not provide any legal advice.

Print Name	Title
Signature	Date

Contact and Billing Information

Name	Title	Company Name	
Street	City	State	Zip Code
Phone	Cell	Fax	
Email	Website		

How did you hear about us? _____ Have you done evictions in the past? Yes No

Who have you used to do your evictions? _____

Would you like information on our Tenant Screening Yes No or RentWatch our rent monitoring service? Yes No

Account Type (Open / Prepay) _____

Approved: **LANDLORDSOLUTIONS, INC.**

Jim Henderson Jr., President	Date Approved