Aksarben
PROPERTY MANAGEMENT

<u>Landlord Rescue Program</u>

The tenant has not paid the rent in months, your property may be trashed, and you have no experience in evicting a non-paying tenant. What do you do?

Aksarben Property Management has extensive experience in "rescuing" landlords from tenants who refuse to pay rent. <u>We will assist with the following:</u>

1) Gather current lease agreement and past due tenant payment ledger.
2) Post a "*Notice to Quit*" on the front door of the property with affidavit of service.
3) Take over all communication regarding past due rental amounts.
4) Work with the tenant to complete a payment plan should they choose.
5) Issue the proper notice of "*Non-Renewal of Tenancy*" to the resident.
6) Execute a short-term lease agreement with the tenant if they catch up on past rent.
7) If forced, we can package the eviction process and turn it over to our staff attorney for court filing. Our attorney charges $495 to the property owner.
8) We can attend court on your behalf for a fee.
9) We can follow through with the eviction to remove a defaulting tenant.
10) Clean up the property and get it rent ready at property owner expense.
11) Advertise the property For Rent and screen applicants with our rigid criteria.
12) Place a new tenant in the home using our qualification procedures and custom lease.

How much does your Landlord Rescue Program cost?

The cost for this service is a <u>flat fee of $500</u> plus expenses for an eviction if it becomes necessary. After a management agreement is signed, we will engage services on your behalf to pursue collections from a non-paying tenant, or to start the eviction process.

In addition to a property management agreement, the owner agrees to participate in the Landlord Rescue Program by allowing Aksarben Property Management to represent them in negotiations to correct or remove the non-paying existing tenant.

Owner agrees to pay $500 for the Landlord Rescue Program in addition to signing a property management agreement.

Owner Name:_____

Address of Home:_____

_____

Owner Signature   Date