



**EVICTION ASSURANCE PROTECTION PROGRAM ADDENDUM**

Address of Property

With the cost of an eviction at an extremely high rate, Broker has come up with a solution to further protect unexpected costs incurred in removing a tenant from a property. If an eviction becomes necessary at your property, Broker will cover all costs incurred in removing a tenant from your property for a fee of \$9 monthly (\$6 with the Gold Plan, included with Platinum Plan). Without such coverage, Broker collects \$75 per hour for the eviction process. In comparison, this is very inexpensive when compared to an attorney who would charge \$250 an hour.

A typical eviction in the El Paso market would approximately cost the following:

<b>Without Eviction Assurance:</b>		<b>With Eviction Assurance:</b>
Initial Notice to Vacate	\$150	Covered
Eviction Filing with Justice of the Peace	\$150	Covered
Court Fees for Justice of the Peace	\$46	Covered
Court Appearance for Owner:	\$150 - No Limit	Covered
Writ of Possession (Sherriff)	\$100	Covered
Tenant Move Out Fee (Meeting Sherriff)	\$150-\$600	Covered
Remove All of Tenant's Possessions	\$500 – No Limit	Covered
Lock Change Required By Law	\$100-\$300	Covered
Move Out Cleaning	\$450	Covered
<b>Total Fees:</b>	<b>\$1,386 – No Limit</b>	<b>Covered</b>

With *EVICTION ASSURANCE* – Broker will cover ALL of the above costs incurred by an eviction on Owner's behalf for **\$9.00 per month (\$6.00 with the Gold Plan, included with the Platinum plan).**

This program will only cover the initial charges in removing the tenant and for the basic clean out. Any damages incurred by the tenant from normal wear and tear, or intentional destruction, will not be covered. Eviction Assurance is only offered to owners who have allowed Broker to properly screen their tenants through our application process, and those tenants that complete a lease agreement both written and executed with Larsen Properties. By agreeing to this program, the homeowner will subjugate all rights to pursue any and all debts incurred to Broker against the tenant.

**[ \_\_\_\_\_ ] In this box type "YES" or "NO" if you want Eviction Assurance Protection for a charge of \$9.00 (\$6.00 with the Gold Plan, included with the Platinum plan) per month.**

**SIGNATURES:**

Legacy Real Estate Services \_\_\_\_\_ 9004213  
 Broker License Number

\_\_\_\_\_  
 Owner Printed Name

\_\_\_\_\_  
 Broker or Broker Associate's Signature Date

\_\_\_\_\_  
 Owner Signature Date

\_\_\_\_\_  
 Broker Associate's Printed Name

\_\_\_\_\_  
 Owner Printed Name

\_\_\_\_\_  
 Owner Signature Date

Owner Initials: \_\_\_\_\_

Broker Initials: \_\_\_\_\_



RENT PROTECTION PROGRAM ADDENDUM

Address of Property

If an eviction becomes necessary at the property, and the tenant refuses to leave the home after a late notice, and court order for an eviction hearing have been served – Broker offers a program that will guarantee a continued 30 days of income to the owner. Given that most evictions take around 30 - 45 days – this will further prevent unforeseen losses to Owner should an eviction be necessary. Every effort will be made to mitigate losses by working with a bad tenant – but this program will ensure owners will receive One Month’s worth of rental compensation while a tenant is being removed. Broker will pay Owner **One Month’s** rental income if a tenant is evicted by the courts and forced to vacate with a writ of possession being executed by law enforcement.

Example: A tenant stops paying rent and is late after the 3rd of the month, Broker will post notice to vacate, file an eviction, the constable will serve the tenant papers at their home, we will attend eviction court, file for a writ of possession, and meet the Sheriff Deputy to execute the writ of possession by moving all of the tenant’s possessions off the property. If a tenant refuses to leave and is forced to vacate by law enforcement – Broker will pay Owner the equivalent of **One Month’s** rent.

Scenario: Home rents for \$1,500 per month - Tenant is removed via Writ of Possession.

**\*\*\*WITH Rent Protection – Owner is paid \$1,500 in lost rental income by Broker.**

**The monthly fee to participate in this program is \$9 per month (\$6 per month with the Gold Plan and included in the Platinum Plan).**

This program does not cover early terminations, tenants vacating with a military or court order clause, abandonments, or mitigated move outs. In most cases where a tenant willingly vacates a home, the home would go back to the possession of the owner immediately to re-rent immediately, which would minimize any income losses. By agreeing to this program, the homeowner will subjugate all rights to pursue any and all debts incurred to Broker, against the tenant. Rent Protection is only offered to owners who have allowed Broker to properly screen their tenants through our application process, and those tenants that complete a lease agreement both written and executed with Broker.

**[ ] In this box type “YES” or “NO” if you want Rent Protection for a charge of \$9.00 (\$6.00 with the Gold Plan, included with the Platinum plan) per month.**

SIGNATURES:

Legacy Real Estate Services 9004213  
Broker License Number

Owner Printed Name

Broker or Broker Associate’s Signature Date

Owner Signature Date

Broker Associate’s Printed Name

Owner Printed Name

Owner Signature Date

Owner Initials: \_\_\_\_\_

Broker Initials: \_\_\_\_\_



DAMAGE ASSURANCE PROTECTION PROGRAM ADDENDUM

Address of Property

One of the biggest fears of all rental property owners is renting to a tenant that will cause significant damage to their property, costing them thousands of dollars in unexpected repairs. Many of our owners have expressed concern over the horror stories they hear about tenants destroying homes they rent. This is a real possibility and we have addressed this issue by offering our owners Damage Assurance to cover these potential unexpected repair costs caused by an outgoing tenant that exceed their security deposit. This program is designed to cover damages exceeding the Security Deposits caused by a tenant that fall outside of the Home Owners Insurance policy, and excludes normal wear and tear. These normal wear and tear standards are in accordance with the Texas State Property Code chapter 92. www.texaspropertycode.org (Maximum Amount of Claim will not exceed \$10,000.00)

Example: Homeowner rents their home for \$1,500 per month. The security deposit for this home is \$1,500, but there is \$3,000 in damages to the interior of the home, excluding fair wear and tear, caused from negligence by the tenant and occupants. Broker will cover the expenses to complete these repairs that total more than the security deposits in order to bring the home back to a rentable condition.

With DAMAGE ASSURANCE – Broker will cover ALL of the above costs caused by a tenant above normal wear and tear that exceed the security deposit for \$9.00 per month (\$6.00 with the Gold Plan, included with the Platinum plan).

By agreeing to this program, the homeowner will subjugate all rights to pursue any and all debts incurred to Broker, against the tenant. Damage Assurance is only offered to owners who have allowed Broker to properly screen their tenants through our application process, and those tenants that complete a lease agreement both written and executed with Broker. This program excludes fire claims, water claims, natural disaster claims, owner negligence, or any portion of a claim that can be covered by the homeowner’s insurance policy they are required to carry per the Legacy Real Estate Services Management Agreement.

[ ] In this box type “YES” or “NO” if you want Damage Assurance Protection for a charge of \$9.00 (\$6.00 with the Gold Plan, included with the Platinum plan) per month.

SIGNATURES:

Legacy Real Estate Services 9004213
Broker License Number

Owner Printed Name

Broker or Broker Associate’s Signature Date

Owner Signature Date

Broker Associate’s Printed Name

Owner Printed Name

Owner Signature Date