



Eviction Protection Plan Offered by Cape Shore PMI

Uninterrupted cash flow is one of our top priorities. Tenants get sick, laid off and tragedies do happen. Our Eviction Protection Plan provides additional security in a volatile world. While our record with evictions is very good, (one eviction in the past 12 months) this service offers another layer of insurance should a worst case scenario evolve.

The cost of an eviction can run up to \$2000.00 depending on the # of people, the circumstances requiring eviction and many other factors. To reduce costs to our owners and keep tenant turnover low, we have a Tenant Selection Criteria that will thoroughly screen tenants by verifying their finances, their rental history and checking for any criminal background. Even the best screening possible can't see into the future. Our Eviction Protection Plan provides another layer of protection from the unknown.

For a fee of \$10.00 per month you have peace of mind knowing that should a tenant need to be evicted from your property the cost of the eviction, administration and processing will be covered by Cape Shore PMI up to a maximum of \$1200. Fees covered include:

- Initial filing fee for eviction
- Filing fee for suit for rent
- Application of an immediate possession bond if appropriate
- Administrative cost to prepare papers and file charges at the appropriate Justice precinct.
- Service fee per defendant
- Cost of Sheriff to serve citation
- Administrative cost to prepare papers and appear in court on behalf of the owner
- Filing fee and Sheriff fees for writ of possession
- Service delivery and filing fee for writ of execution
- Basic rekey included. Up to a \$100.00 value.

Certain terms and restrictions apply. See sign up page for further details.



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I want to be covered by the Eviction Protection Plan offered by Cape Shore PMI. The property that I would like to enroll is at the following address:

_____.

- There is no start up or cancellation fee.
- Coverage may be cancelled at any time by either party. Cancellation must be in writing.
- I understand that this coverage may be used a maximum of one time per calendar year per property.
- Coverage excludes any items not specifically listed on page one of this agreement.
- Cost of actual removal and disposal of tenant's possessions and/or repairs to property are not included in plan.
- No leasing commission will be charged for replacing a tenant that was evicted
- This agreement is for one year and will automatically renew for a lease renewal by same tenant or placement of new tenant.
- Cape Shore PMI will cover the cost of an eviction up to \$1200.

Please enroll me today!

I authorize Cape Shore PMI to deduct \$120 per year of EPP from the 1st month's rent and at time of renewal or placement of new tenant.

Name

Signature

Date