



EVICITION PROTECTION PROGRAM

As we all know, evictions can and do happen to any landlord no matter how well the tenant has been screened. Even families that are well qualified when they move in can encounter serious life-changing situations such as loss of employment, divorce, or death in the family and in many cases this leads to financial instability. When a family does not pay rent, and does not vacate the property, our only recourse is to take legal action.

Under the Eviction Protection Program that GDA A Property Management, LLC offers you, **will pay all court costs and filing fees in connection with a *Forcible Entry and Detainer* against your tenant.** This protection covers your cost of sending our attorney, when required, and a representative from our office to all cases at the Justice of the Peace level.

Generally, evictions are the result of non-payment of rent, but can also be initiated by other violations of the rental agreement such as unauthorized roommates or unauthorized pets. The law requires an attorney (or you personally) to appear for these cases. Our EPP also protects you from these types of evictions!

The **annual fee of \$86.00 per unit** will cover the cost of almost all general evictions. This fee will be **billed to your January statement each year**, and your eviction coverage goes into effect immediately.¹

You will be automatically enrolled in this program for all properties (current and future). If you would like to opt out of this valuable program, please check the "Opt Out" box below.

I choose to opt out of Eviction Protection and understand that by doing so all costs covered under this program will be billed directly to my account.

Owner signature Date

Owner signature Date

¹ If you start Management Services with us after January 1st, you will be assessed a pro-rated amount based on the month you begin working with us. If you have an existing resident who was not placed in your property by our company, the plan goes into effect after six months of management fees having been paid.

