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## **EVICITION PLEDGE**

WE THOROUGHLY SCREEN EACH APPLICANT AND ONLY SELECT THE MOST QUALIFIED TENANTS, BUT SOMETIMES LEGAL ACTION IS NECESSARY TO ENFORCE THE TERMS OF THE LEASE AGREEMENT.

**TO HELP OUR OWNERS MINIMIZE THE LOSS OF INCOME DURING A LEGAL EVICTION WE MAKE THE FOLLOWING PLEDGE:**

- WE WILL FILE THE INITIAL PAPERWORK WITH LOCAL AUTHORITIES TO BEGIN THE EVICTION PROCESS AND MAKE THE APPROPRIATE NOTIFICATIONS TO THE TENANT
- WE WILL COVER THE COST OF THE EVICTION FILING FEES UP TO \$300
- WE WILL WAIVE ANY BROKER REPRESENTATION HOURLY FEES FOR THE FIRST COURT APPEARANCE UP TO 2 HOURS. ANY ADDITIONAL COURT APPEARANCES THAT WE ARE REQUIRED TO BE PRESENT ON BEHALF OF THE OWNER WILL BE BILLED TO THE OWNER AT \$75 PER HOUR
- WE WILL COVER THE COST OF MOVING TENANTS BELONGS OUT OF THE PROPERTY AND TO THE CURB UP TO \$300

**EVICITIONS MUST BE SPECIFICALLY CAUSED BY NON-PAYMENT OF RENT ONLY.**

**THIS OFFER DOES NOT APPLY TO JURY TRIALS, LOST RENTS, DAMAGE TO THE PROPERTY OR EVICTION CASES ELEVATED OUTSIDE OF THE JUSTICE OF THE PEACE COURTS.**

## **PET PLEDGE**

WE USE A 3RD PARTY PET SCREENING COMPANY TO SCREEN ANY PETS ALLOWED ON YOUR PROPERTY. FOR NO ADDITIONAL CHARGE TO OWNERS, WE PLEDGE THAT ANY DAMAGES BEYOND NORMAL WEAR AND TEAR CAUSED BY AN APPROVED PET, AND EXCEEDING THE SECURITY DEPOSIT WILL BE COVERED BY US UP TO \$1,000.

HUMAN DAMAGES ARE NOT COVERED, AND WE RESERVE THE RIGHT TO PURSUE DAMAGES CAUSED BY TENANTS NEGLECT FOR THE AMOUNTS WE COVER. MIDCITI PROPERTY MANAGEMENT WILL MAKE THE NECESSARY REPAIRS ON BEHALF OF THE OWNER. THIS ANIMAL PLEDGE EXCLUDES ANY SERVICE ANIMALS PER FAIR HOUSING GUIDELINES.