

Dear Property Owner,

Over the last several years the incidence of evictions in the Southern California have increased substantially, and the costs for these evictions has also increased.

Going thought the eviction process is expensive and can be a financial hardship when the tenant doesn't pay rent and you, the owner, also have to pay nearly \$200 in court fees alone to get the tenant our of the property (or to motivate them to pay).

In order to alleviate some of this financial hardship, Coldwell Banker Property Management has developed a program where you will not have to pay for eviction costs at your property. We call it the "Eviction Protection Program". Here's how it works.

For a small monthly fee of less than \$8 per unit, if an eviction is necessary at your property, we will pay the costs of the filing fees; the cost of the sheriff and the cost of appearing in court should the tenant request a hearing in front of the judge. We even go to court on your behalf. The Program covers all of this at no additional cost to you.

I am enclosing a simple agreement that adds this new program to our Management Agreement. This agreement renews annually every December.

Thank you for allowing us to manage your investment property. We are constantly trying to improve the services we provide to help make your investment as profitable as possible. **This is one of the best programs we have become involved with** and encourage your to fax or mail the attached form ASAP. Call me or email if you have any questions.

Sincerely,

*Steve Glassman*

Steve Glassman, CRB, GRI  
Director of Property Management

## EVCTION PROTECTION PROGRAM

Coldwell Banker Property Management is pleased to offer you our ***Eviction Protection Program***, which has been developed in response to concerns expressed of rising collection costs. Under this new service, Coldwell Banker Property Management will pay for all court costs and filing fees in connection with an Unlawful Detainer Action (eviction) against a tenant. This protection also covers our costs to send a representative to the courthouse for the case to be heard. Also included in the program is the additional court cost for filing a writ of possession.

Generally, evictions are the result of non-payment of rent, but evictions can also be initiated by other violations of the rental agreement; for example, unauthorized roommates or acquiring unauthorized pets. The law requires an attorney (or you) to appear for these cases but we will plead the case on your behalf.

This past year it has taken longer and longer to get cases heard when an eviction is being processed. In the coming year we will be processing evictions through a service company since it is no longer possible for us to assign a licensed property manager to a case without charging for it. The entire process is now taking 20 –30 hours to complete, especially if the court is backed up with cases. We estimate that the total charge to process an eviction (uncontested) in the coming year will be \$400 - \$600. That is why we feel it makes better sense to buy the protection to contain any potential costs like this.

The cost for the ***Eviction Protection Program*** is less than \$8.00 per month per unit. If you subscribe to the program there will be a one time yearly billing of \$89.00. The coverage will be in place through December 31, 2006 after which time the annual charge will be on the January statement each year unless cancelled.

If you wish to participate, please sign your name on the line below and fax, mail, or e-mail this page to us ASAP. I strongly encourage you to take advantage of this program.

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If you wish to participate, please check the box below, sign and return this page. Our fax number is 805-985-8603 or e-mail to [Annette.schaeffer@camoves.com](mailto:Annette.schaeffer@camoves.com) Any questions, call 800-728-5200.

I wish to participate in the ***Eviction Protection Program***.

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Name

Date

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Property Address (please print)