



TENANT ACCESS
[After Lockout]
 North Las Vegas,
 Las Vegas and Henderson

*** Day Access Times**

\$50/visit* = Minimum Client Charge
 \$25 Svc Call + \$25/Hr, Per Visit, \$225 Deposit*.
 @ 8 +/- Hrs Access (8am – 12noon + 1pm – 5pm)
 \$25 Svc Call + \$25/Hr, Per Visit, \$125 Deposit*.
 @ 4 +/- Hrs Access (8am – 12noon OR 1pm – 5pm)

☾ Evening Access Times

\$65/visit* = Minimum Client Charge
 \$25 Svc Call + \$40/Hr, Per Visit, \$185 Deposit*.
 @ 4 +/- Hrs Access (5pm – 9pm)

*** Emergency Access (@ 5 minutes)**

Life Essential Items (Oxygen, Medicine ONLY)
 \$50/visit* = Minimum Client Charge, \$50 Deposit*
 * No refunds once requested, performed or scheduled.

LVL Evictions can schedule and grant Tenant access (up to @ 8 hrs), monitor what Tenant is moving, and re-secure property after Tenant is done.

NRS 118A.460. Landlord is required to keep all of Tenant's personal property items in a safe location for 30 calendar days, after lockout.

Tenant is entitled to collect all personal property items left after lockout, normally up to @ eight (8) hrs. Landlord should make every effort to allow Tenant to move out within the first (1st) week, after lockout.

NRS 118.460(1)(a): Landlord can only charge and collect from tenant a reasonable fee for actual costs of inventory, moving and storage, before releasing the property to the tenant.

NRS 118.460 (1)(b)(c): After 30 day storage followed by a 14 day disposal notice period has expired, Landlord can dispose of, sell, throw away, etc.



PAYMENT
 Payment Required Before Any
 Services Performed.

- ☾ **Cash** (Hand delivery only, do NOT mail cash)
- ☾ **Check / Money Order** (Made out to Las Vegas Landlord)
- ☾ **QuickPay [Zelle]** Just go to the following website: www.ZellePay.com and sign up.
- ☾ **Credit / Debit Cards** (Visa, MasterCard, Amex and Discover) There is a 5% service charge, added to the total bill, for all Credit/Debit card payments.
Note-1: No refunds once items is requested, performed or scheduled.
Note-2: Any unused funds, except those funds as indicated in Note-1, will be refunded or held on account, via an executed RHA form.



Webster Dictionary definition = fairness and straightforwardness of conduct.

LVL Evictions is honest and caring. We will let you know what the law states and how to fix it. You at least deserve an honest assessment of how to correct your Tenant problems.

You are not required to use Las Vegas Landlord. Now, there are many Eviction companies out there that will take your money, promise you an eviction and maybe, just maybe, it will be a success for you. That's great!

Honestly, we will let you know if there is a problem, if we should do anything right now or just wait and see, and we will point you in the right direction, if we can not help you. We will not waste your time and money, as you are already stressed out, frustrated and mad at yourself and your Tenant(s).

At LVL Evictions, we want to solve the problem for you, so you can make money in your rental properties.

EVICCTIONS

LAS VEGAS LANDLORD

NOTICES

EVICCTIONS

LOCKOUTS

TENANT ACCESS

PAYMENT / HONESTY



Evictions Made Simple!

LAS VEGAS LANDLORD

Office / Meetings / Pick Up Address

**** Must Have An Appointment ****
6480 W Spring Mountain Rd, # 3
Las Vegas, NV 89146

Billing / Mail / Drop Off Address

**** Items Must Be In A Sealed Envelope ****
8020 S Rainbow Blvd, # 100 – 405
Las Vegas, NV 89139

PH : 702-628-8826 , FX : 888-609-8561

EM : LVLEvictions@Gmail.com

WB : www.LVLEvictions.com

Las Vegas Landlord Eviction Services



[STEP-1] NOTICE SERVICES

North Las Vegas,
Las Vegas and Henderson

Prices based upon the number (#) of requests received / day per Client. Cut Off time is 11:00 am for notice service / day.

- ⚡ (1 to 9) Notices* = \$50 / Notice.
- ⚡ (2 for 1) Notices* = \$25 / Notice, must be served on the Same Day, at the Same Time and at the Same Address (SDSTSA).
- ⚡ (10 to 50) Notices / Day* = \$40 / Notice.
- ⚡ (51 +) Notices / Day* = \$30 / Notice.
- * No refunds once requested, performed or scheduled.

A notice lets your Tenants know you mean business. It is also a reminder if they forget. You cannot proceed with [Step-2] an Eviction, without first serving a Notice or Notices [Step-1].

In addition, most Brokers (Bs), Property Managers (PMs), Owners and Agents forget, that to increase rent, even if it is stated in a lease, you must first serve a Notice on the Tenant.



[STEP-2] EVICTION SERVICES

North Las Vegas,
Las Vegas and Henderson
* SUMMARY EVICTION

JUSTICE COURT (EVICTIONS) *

- ❖ \$50/visit* : Verify Tenancy Status Before Filing.
- ❖ \$25+*/ Obtain JC Tenant Answer.
- ❖ \$25+*/ Obtain JC Mot To Stay.
- ❖ \$25+*/ Obtain JC Mot To Set Aside.
- ❖ \$125*/ File JC Eviction Motion.
- ❖ \$125+*/ File JC Docs In Support.
- ❖ \$175/hearing* : Attend JC Hearing.
- ❖ \$125*/ File JC Rescind Order.
- * No refunds once requested, performed or scheduled.

If a Tenant or Landlord does not agree with the JC decision, then an 8th DC Appeal is the next step.

* Price per item, Nonrefundable, Nontransferable, Subject to Change.
+ Expenses and Additional Tasks Required or Requested.

[STEP-2] EVICTION SERVICES CONTINUED

8TH DISTRICT COURT (EVICTION APPEAL) *

- \$50+*/ Obtain 8th DC Appeal.
- \$250+*/ File 8th DC Appeal Motion.
- \$250+*/ File 8th DC Docs In Support.
- \$350/hr+* : Attend 8th DC Appeal Hearing.
- * No refunds once requested, performed or scheduled.

If a Tenant or Landlord does not agree with the 8th DC Appeal decision, then an NVSC Appeal is the next step.

NV SUPREME COURT (EVICTION APPEAL) *

- \$100+*/ Obtain NVSC Appeal.
- \$350+*/ File NVSC Appeal Motion.
- \$350+*/ File NVSC Docs In Support.
- \$500/hr+* : Attend NVSC Appeal Hearing.
- * No refunds once requested, performed or scheduled.

If a Tenant or Landlord does not agree with the NVSC Appeal decision, then a Formal Eviction (a little more expensive way) is the next step.

MEETINGS/EMAILS/CALLS/TEXTS/FAXES/ETC.

- \$50/hr* : Create Rent Ledger, Review, Update.
- \$50/hr* : Meetings, Emails, Calls, Texts, Faxes.
- * No refunds once requested, performed or scheduled.

Going through the steps of collecting documents, pictures, invoices, preparing and filing eviction motions, attending eviction hearings and pleading the cases can be time consuming and frustrating. It can be scary if you have never stood up in front of a crowd of people to talk or express your case in a formal Court setting.

Many Owners forget to keep good accounting records of charges, payments, late fees, etc. (a Rent Ledger) in the event their Tenant challenges them.

You must first serve a Notice or Notices [Step-1]. There must be an Eviction ORDER [Step-2], from the Court, before a Lockout [Step-3] can be performed.

* Price per item, Nonrefundable, Nontransferable, Subject to Change.
+ Expenses and Additional Tasks Required or Requested.



[STEP-3] LOCKOUT SERVICES North Las Vegas, Las Vegas and Henderson

- * \$300+*/ Full Lockout Service.
- * \$25/lock+* : Replace Damaged Lock.
- * \$10+*^ = Reg US Mail Keys.
- * \$25+*^ = Reg US Mail Remotes.
- + Extra charges, requests.
- * No refunds once requested, performed or scheduled.
- ^ No International, Priority, Certified, FedEx, UPS, DHL, etc. mailing.

Full Lockout Service consists of Tenant/Occupant Removal, Secure Property, Collect Keys/Remotes, and Validate Lockout.

All properties are standardly re-keyed to one (1) key, if possible. Properties that have two (2) or more different locks (Schlage, Kwikset, etc.) may have two (2) or more different keys. Client can request lock swap out to one (1) key at an extra charge.

Client is responsible for repairing any locks, broken windows, doors, etc. that would cause a problem with securing the property at the time of lockout or property will be left unsecured (as-is) for Client to secure later.

If Tenant has left behind any personal property items, after lockout, Client should have LVL Evictions serve a 30-Day Storage notice followed by a 14-Day Disposal notice served on Tenant to protect Client.

Client has 30 calendar days after lockout, etc. to provide Tenant with an accounting of what happened to Tenant's Deposits.

After lockout, for FREE, Client must schedule a key/remote pickup time with LVL Evictions office. Again, for FREE, keys/remotes will be turned over to Client or Client Representative, once sign off and ID has been validated.

* Price per item, Nonrefundable, Nontransferable, Subject to Change.
+ Expenses and Additional Tasks Required or Requested.