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## Master Eviction Authorization Agreement ( MEAA )

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Client type:    Owner    Agent    Attorney    Broker    PM    Co Officer

CLIENT'S FULL NAME \_\_\_\_\_

CLIENT'S EMAIL -----

BUSINESS NAME (IF APPLICABLE) \_\_\_\_\_

CLIENT'S PHONE \_\_\_\_\_

CLIENT'S FAX \_\_\_\_\_

CLIENT'S STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP CODE \_\_\_\_\_

### A. TERMS

1. This Master Eviction Authorization Agreement (MEAA), (hereafter "Agreement"), is entered between Client, indicated above, (hereafter "Client"), and Las Vegas Landlord, indicated in the header above, (hereafter "LVL"). Both parties, Client and LVL, agree to enter into this Agreement for Sessions, Notice Services, JC Summary Eviction Services, Lockout Services, DC Appeal Eviction Services, NV SUPR Appeal Eviction Services and Tenant Bankruptcy Landlord Support.
2. The effective and execution date shall be the date at which the last party has signed and dated this Agreement.
3. Client must be the property Owner or Client [Broker, Property Manager (hereafter "PM"), Agent, Co Officer] must have a binding contract (i.e. Property Management Contract) with Owner for property management services or Client must be the legal counsel (Attorney) representing the Owner of the property, to use this Agreement and LVL services.
4. Any hand delivered, emailed, faxed or USPS mailed request from Client (regardless whether Owner, Broker, PM, Agent, Co Officer, Attorney or any other representative) to LVL shall be deemed as an authorization to proceed.
5. LVL does NOT supply information to third parties, unless Court ordered.
6. LVL is NOT a government agency, law enforcement agency, Court, Judge, Constable, law firm, attorney and does not provide legal advice.
7. Client will pay LVL for all services indicated hereunder this Agreement when they become due, as specified in the PAYMENT section in this Agreement.

### B. SESSION AUTHORIZATION

Client understands, acknowledges and agrees that:

1. he/she/they are only allowed one thirty (30) minute free session per case with the LVL agent (regardless via meetings, phone calls, texts, faxes, emails, etc.);
2. LVL is not a government agency, law enforcement agency, Court, Judge, Constable, law firm, attorney and does not provide legal advice;

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3. Client is advised to consult an attorney if needed;
4. any time and effort after one thirty (30) minute free session forward per case, Client will be charged as specified indicated in the attached PRICE LIST FOR EVICTIONS to which is subject to change;
5. the final decision on all recommendations or actions taken is the sole responsibility of the Client;
6. this authorization covers any previous, current and future sessions with Client, Client's representative, attorney, family members, friends, tenants, etc.;
7. LVL will dictate how session will proceed (by appointment, phone call, email, fax, text or any other means required), its location and time (Monday through Friday, 9:00am to 4:00pm, Saturday and Sunday by appointment only, NO holidays);
8. all sessions, document reviews, etc. shall be billed and paid by the Client;
9. all fees are nonrefundable and nontransferable, regardless of outcome; and
10. all parties shall hold LVL harmless from any sessions, recommendations, comments, interpretations, translations, errors, omissions and any legal issues.

### C. STEP-1: NOTICE SERVICES

1. Notice Services are used to let Tenant(s) know, that the Landlord is serious about acting. Notice Services shall include but not be limited to meetings, lease review, phone calls, text messages, emails, faxes, document reviews and any other related notice process, procedure and documentation. A notice, several notices and/or follow up notices must first be served before a motion for eviction can be filed with the Court.
2. Client has the right to stop with just the notice service (step-1) and not proceed to the summary eviction services (step-2).
  - a) Notices
    - i. Client will provide LVL with a Notice Request Form (obtained from LVL website: [www.LVLEvictions.com](http://www.LVLEvictions.com)) for all notice requests (1<sup>st</sup> notice, follow-up 2<sup>nd</sup> notice, etc.) by hand delivery, email, fax or USPS mail.
    - ii. LVL will email or fax Client with the completed notice documentation after each notice was served.
    - iii. Client will pay LVL for all notices, to include but not limited to any notices requested, any notices cancelled, any notices processed, and any notices served. Notice service fees are nonrefundable and nontransferable.

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- iv. Notice prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change as market prices increase.

**D. STEP-2: SUM EVICTION SERVICES [ JUSTICE COURT ]**

1. Summary (SUM) Eviction Services shall include but not be limited to meetings, phone calls, text messages, emails, faxes, document reviews, obtaining court documents, filing summary eviction motions, filing rescind (cancel) eviction order motions, attending court hearings and any other related eviction process, procedure and documentation. Again, a notice must first be served before a motion for eviction can be filed with the Court.
2. If an Eviction Order is in process or has been granted and the Client decides to accept Tenant's payment or allow Tenant to stay in the property by some other agreement, Client must RESCIND (cancel) the Eviction Order. If Client fails to RESCIND the Eviction Order after accepting Tenant's payment, settlement agreement, etc. then Client acknowledges that LVL has informed Client of Tenant right to take legal action against Client for failure to RESCIND the Eviction Order from Tenant's Permanent Record.
3. If Client wants to continue the eviction or cancel (rescind) an eviction order, Client will text, fax or email LVL with a request to continue with the eviction or cancel (rescind) the eviction order.
  - a) Obtain Eviction Documents
    - i. LVL will automatically obtain copies, of any court documents, from the court (Justice Court), related to the eviction, to include but not be limited to tenant answer, motion to stay, motion to set aside, rescind eviction order and any other document pertaining to an eviction, once Client has sent LVL request to continue the SUM Eviction.
    - ii. LVL will email or fax Client copies of all court documents obtained from the court for Client's review and comments.
    - iii. Client will provide LVL with any comments, documents, etc. pertaining to the court documents obtained by LVL.
    - iv. Client will pay LVL for all court documents, to include but not limited to any additional court documents requested, any court documents obtained, and any court document requests cancelled. Obtaining Eviction Documents fees are nonrefundable and nontransferable.
    - v. Obtain Eviction Documents prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
  - b) Verify Tenancy Before File SUM Eviction Motion
    - i. Client will either:

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- 1) Provide LVL with a copy of the Verification of Tenancy Statement from Landlord prior to filing any motions with the court (Justice Court).  
< OR >
  - 2) Request LVL to perform the Verification of Tenancy on behalf of the Landlord for a fee prior to filing any motions with the court (Justice Court).
- ii. Client will pay LVL for all requested, prepared, filed or cancelled tenancy verifications (regardless if an eviction is filed or not). Tenancy Verification fees are nonrefundable and nontransferable.
  - iii. Tenancy Verification prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
- c) File SUM Eviction Motions
- i. Client will provide LVL with copies of all documents pertaining to the eviction, including but not be limited to leases, addendums, payment ledgers, expenses, bills, invoices, fees, affidavits, pictures, etc. prior to filing any motions with the court (Justice Court).
  - ii. LVL will prepare and file the SUM Eviction Motions with the court.
  - iii. Client will pay LVL for all requested, prepared, filed or cancelled motions (regardless if an eviction motion, opposition motion, rescind eviction order motion, etc.) and court documents, to include but not limited to any filing requested or required, any filing for supporting documents, any filings cancelled by Client and any filings rejected by court due to Client errors (to include but not be limited to calculation errors, lease errors, addendum errors, notice errors, ledger errors, picture errors, name errors, etc.). File SUM Eviction Motions fees are nonrefundable and nontransferable.
  - iv. File SUM Eviction Motions prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
- d) File RESCIND Eviction Order Motions
- i. Client will provide LVL with copies of all documents pertaining to the eviction, including but not be limited to leases, addendums, payment ledgers, expenses, bills, invoices, fees, affidavits, pictures, etc. prior to filing any motions with the court (Justice Court).
  - ii. LVL will prepare and file the RESCIND Eviction Order Motions with the court.
  - iii. Client will pay LVL for all requested, prepared, filed or cancelled motions (regardless if an eviction motion, opposition motion, rescind eviction order motion, etc.) and court documents, to include but not limited to any filing requested or required, any filing for supporting documents, any filings cancelled by Client and any filings rejected by court due to Client errors (to include but not be limited to calculation errors, lease errors, addendum errors, notice errors, ledger errors, picture errors, name errors, etc.). File

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RESCIND Eviction Order Motions fees are nonrefundable and nontransferable.

- iv. File RESCIND Eviction Order Motions prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
  
- e) File SUM Documents In Support
  - i. Client will provide LVL with copies of all additional documents pertaining to the eviction, including but not be limited to leases, addendums, payment ledgers, expenses, bills, invoices, fees, affidavits, pictures, etc. prior to filing any SUM documents in support with the court (Justice Court).
  - ii. LVL will prepare and file the SUM Documents In Support with the court.
  - iii. Client will pay LVL for all requested, prepared, filed or cancelled SUM documents in support, to include but not limited to any filing requested or required, any filings cancelled by Client and any filings rejected by court due to Client errors (to include but not be limited to calculation errors, lease errors, addendum errors, notice errors, ledger errors, picture errors, name errors, etc.). File SUM Documents In Support fees are nonrefundable and nontransferable.
  - iv. File SUM Documents In Support prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
  
- f) Attend SUM Eviction Hearings
  - i. LVL will attend the court (Justice Court) hearings on behalf of Client. The court may require a follow up court hearing for additional information, additional documents, witnesses, status checks, etc.
  - ii. LVL neither is liable for, responsible for nor guarantees any Judges decisions regarding the outcome of the case.
  - iii. LVL will email or fax Client indicating the court's decision, recommendation, etc. from the court hearing. The court may or may not include in the court minutes, recommendations, explanations, comments or any other form of detailed note, other than Granted or Denied.
  - iv. Client will pay LVL for all court hearings, to include but not limited to any initial court hearings, follow up court hearings, status court hearings, rescind eviction order hearings, etc. Attend SUM Court Hearing service fees are nonrefundable and nontransferable.
  - v. Attend SUM Court Hearing prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.

### **E. STEP-3: LOCKOUT SERVICES**

- 1. Lockout Services shall include but not be limited to meetings, phone calls, text messages, emails, faxes, and FULL Lockout (tenant removal, secure property and validate lockout).

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2. If Client wants to enforce the Eviction ORDER, Client will email or fax LVL with a request to perform the FULL Lockout Service (tenant removal, secure property and validate lockout) which are normally scheduled at the same time and are nonrefundable once requested by Client.
  - Tenant Removal enforces the Eviction ORDER granted by the Court by removing all tenants and occupants.
  - Secure Property lawfully unlocks and rekeys all locks with new keys to secure the property.
  - Validate Lockout validates the lockout with law enforcement, property is secure, official seal, keys and if left behind, the remotes.

3. Pick Up, Mail Keys/Remotes

- a) After lockout is completed, after scheduling an appointment, Client or Client's representative can pick up keys and remotes at LVL office, during normal office hours, with proof of a valid driver's license and completion of a Pick-Up form;

<< OR >>

- b) After lockout is completed, after receiving a written request from Client, LVL can mail keys and remotes to Client's address for a specific fee as indicated in the attached PRICE LIST FOR EVICTIONS. Client takes full responsibility for any lost, wrong delivered or damaged items during mailing.

4. Lockout Service prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.

### **F. DC APPEAL EVICTION SERVICES [ DISTRICT COURT ]**

1. District Court (DC) Appeal Eviction Services shall include but not be limited to meetings, phone calls, text messages, emails, faxes, document reviews, obtaining court documents, filing eviction appeal motions, attending appeal court hearings and any other related eviction appeal process, procedure and documentation. District court is higher than Justice court and normally landlords and tenant appeal to District court when they do not agree with the Justice court ruling.
2. If Client wants to continue the district court eviction appeal, Client will text, fax or email LVL with a request to continue with the district court eviction appeal, etc.
  - a) Obtain DC Appeal Eviction Documents
    - i. LVL will obtain copies, of any court documents, from the court (District Court), related to the eviction, to include but not be limited to appeal, opposition to appeal, etc. and any other document pertaining to an eviction, once Client has sent LVL request to continue the district court appeal.

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- ii. LVL will email or fax Client copies of all court documents obtained from the court for Client's review and comments.
  - iii. Client will provide LVL with any comments, documents, etc. pertaining to the court documents obtained by LVL.
  - iv. Client will pay LVL for all court documents, to include but not limited to any additional court documents requested, any court documents obtained, and any court document requests cancelled. Obtaining district court appeal documents service fees are nonrefundable and nontransferable.
  - v. Obtain DC Appeal Eviction Document prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
- b) File DC Appeal Eviction Motions
- i. Client will provide LVL with copies of all documents pertaining to the eviction, including but not be limited to leases, addendums, payment ledgers, expenses, bills, invoices, fees, affidavits, pictures, Justice court eviction orders, etc. prior to filing any motions with the court (District Court).
  - ii. LVL will prepare and file the motions with the court.
  - iii. Client will pay LVL for all requested, prepared, filed or cancelled motions (regardless if an appeal motion, opposition motion, rescind motion, etc.) and court documents, to include but not limited to any filing requested or required, any filing for supporting documents, any filings cancelled by Client and any filings rejected by court due to Client errors (to include but not be limited to calculation errors, lease errors, addendum errors, notice errors, ledger errors, picture errors, name errors, etc.). File DC Appeal Eviction Motion service fees are nonrefundable and nontransferable.
  - iv. File DC Appeal Eviction Motions prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
- c) Attend DC Appeal Eviction Hearings
- i. LVL will attend the court (District Court) hearings on behalf of Client. The court may require a follow up court hearing for additional information, additional documents, witnesses, status checks, etc.
  - ii. LVL neither is liable for, responsible for nor guarantees any Judges decisions regarding the outcome of the case.
  - iii. LVL will email or fax Client indicating the court's decision, recommendation, etc. from the court hearing. The court may or may not include in the court minutes, recommendations, explanations, comments or any other form of detailed note, other than Granted or Denied.
  - iv. Client will pay LVL for all court hearings, to include but not limited to any initial court hearings, follow up court hearings, status court hearings, appeal hearings, rescind order hearings, etc. Attend DC Appeal Eviction Hearing service fees are nonrefundable and nontransferable.

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- v. LVL will hand off the DC Appeal Eviction case, if the court deems that an attorney is warranted to continue the case. Client will pay LVL for any time, calls, meetings, texts, emails, faxes and copy fees for the transfer to the attorney. Client will then sign all attorney documents and pay any retainer, fees, expenses, etc. required for the attorney to represent Client or Client can use their own attorney.
- vi. Attend DC Appeal Eviction Hearing prices are indicated the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.

### **G. NV SUPR APPEAL EVICTION SERVICES [ NV SUPREME COURT ]**

1. NV Supreme (NV SUPR) Appeal Eviction Services shall include but not be limited to meetings, phone calls, text messages, emails, faxes, document reviews, obtaining court documents, filing eviction appeal motions, attending appeal court hearings and any other related eviction appeal process, procedure and documentation. NV Supreme court is higher than District court and normally landlords and tenant appeal to NV Supreme court when they do not agree with the District court ruling.
2. If Client wants to continue the NV Supreme court eviction appeal, Client will text, fax or email LVL with a request to continue with the NV Supreme court eviction appeal, etc.

#### d) Obtain NV SUPR Appeal Eviction Documents

- i. LVL will obtain copies, of any court documents, from the court (NV Supreme Court), related to the eviction, to include but not be limited to appeal, opposition to appeal, etc. and any other document pertaining to an eviction, once Client has sent LVL request to continue the district court appeal.
- ii. LVL will email or fax Client copies of all court documents obtained from the court for Client's review and comments.
- iii. Client will provide LVL with any comments, documents, etc. pertaining to the court documents obtained by LVL.
- iv. Client will pay LVL for all court documents, to include but not limited to any additional court documents requested, any court documents obtained, and any court document requests cancelled. Obtaining district court appeal documents service fees are nonrefundable and nontransferable.
- v. Obtain NV SUPR Appeal Eviction Document prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.

#### e) File NV SUPR Appeal Eviction Motions

- i. Client will provide LVL with copies of all documents pertaining to the eviction, including but not be limited to leases, addendums, payment ledgers, expenses, bills, invoices, fees, affidavits, pictures, Justice court eviction motions and orders, District court motions and orders, etc. prior to filing any motions with the court (NV Supreme Court).
- ii. LVL will prepare and file the motions with the court.

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- iii. Client will pay LVL for all requested, prepared, filed or cancelled motions (regardless if an appeal motion, opposition motion, rescind motion, etc.) and court documents, to include but not limited to any filing requested or required, any filing for supporting documents, any filings cancelled by Client and any filings rejected by court due to Client errors (to include but not be limited to calculation errors, lease errors, addendum errors, notice errors, ledger errors, picture errors, name errors, etc.). File NV SUPR Appeal Eviction Motion service fees are nonrefundable and nontransferable.
  - iv. File NV SUPR Appeal Eviction Motions prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.
- f) Attend NV SUPR Appeal Eviction Hearings
- i. LVL will attend the court (NV Supreme Court) hearings on behalf of Client. The court may require a follow up court hearing for additional information, additional documents, witnesses, status checks, etc.
  - ii. LVL neither is liable for, responsible for nor guarantees any Judges decisions regarding the outcome of the case.
  - iii. LVL will email or fax Client indicating the court's decision, recommendation, etc. from the court hearing. The court may or may not include in the court minutes, recommendations, explanations, comments or any other form of detailed note, other than Granted or Denied.
  - iv. Client will pay LVL for all court hearings, to include but not limited to any initial court hearings, follow up court hearings, status court hearings, appeal hearings, rescind order hearings, etc. Attend NV SUPR Appeal Eviction Hearing service fees are nonrefundable and nontransferable.
  - vii. LVL will hand off the NV SUPR Appeal Eviction case, if the court deems that an attorney is warranted to continue the case. Client will pay LVL for any time, calls, meetings, texts, emails, faxes and copy fees for the transfer to the attorney. Client will then sign all attorney documents and pay any retainer, fees, expenses, etc. required for the attorney to represent Client or Client can use their own attorney.
  - v. Attend NV SUPR Appeal Eviction Hearing prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.

### H. TENANT BANKRUPTCY LANDLORD SUPPORT

1. If an Eviction case is hindered by a Tenant filing a bankruptcy in US Bankruptcy Court for protections against Creditors, at Client's request, LVL will coordinate the transfer of the Eviction case and all supporting eviction documents to the Client's Bankruptcy attorney to prepare for and file the Motion for Relief of Automatic Stay or any other motion deemed necessary to remove Tenant's bankruptcy protection, to include but not be limited to meetings, phone calls, text messages, emails,

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faxes, documents, copies, transfer fees and any other related (directly or indirectly) eviction requirements by the Client's attorney.

2. Once the Motion for Relief of Automatic Stay is granted by the Bankruptcy court, if Client requests LVL to continue the Eviction case, then LVL will request and obtain all supporting documents from Client's attorney to move forward with the eviction. If Client's attorney required Client to authorize the release or pay the attorney bill in full before releasing, Client will execute that attorney authorization or make that attorney payment in full within twenty-four (24) hours from Client's request to LVL to continue Eviction case, so as not to hinder the Eviction case. LVL is not responsible for: i) any payments to Client's attorney; and ii) any conflicts or issues between Client and Client's attorney regardless (directly or indirectly) of the issue.
3. Client will pay LVL for all transfer cost to and from Client's attorney, to include but not limited to any meetings, phone calls, text messages, emails, faxes, documents, copies, transfer fees and any other related eviction requirements by the Client's attorney, etc.
4. Tenant Bankruptcy Landlord Support prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list is subject to change.

### I. PAYMENT

1. Client will pay LVL: a) for all service requests, regardless of the outcome; b) for all services on a per case basis regardless if it: i) continues to a JC SUM Eviction, DC Eviction Appeal, NV SUPR Eviction Appeal, Tenant Bankruptcy Landlord Support and any other service requested or performed. LVL will submit payment request to Client in the form of an invoice that can be hand delivered, emailed, faxed or mail to Client.
2. Client will fill in the attached PAYMENT AUTHORIZATION FOR MASTER AGREEMENT CLIENTS, Debit/Credit Card section. If Client's debit/credit card information changes, Client will provide LVL, within twenty-four (24) hours of the debit card/credit card change, with an updated PAYMENT AUTHORIZATION FOR MASTER AGREEMENT CLIENTS, Debit/Credit Card section form.
3. LVL fees for services are nonrefundable and nontransferable regardless of the outcome. A cancellation of a request does NOT exclude Client from being charged for services requested or rendered (regardless if started or not).
4. Client (type: Owner, Agent, Attorney) agrees to pay LVL in advance before any services are performed. Payment first (1<sup>st</sup>), service second (2<sup>nd</sup>) will be applied to Client type: Owner, Agent, Attorney.
5. Client (type: Owner, Agent, Attorney) understands, agrees and acknowledges that prior to any services being performed, Client will pay for all services requested by

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Cash, Check, Cashier's Check, Money Order or QuickPay. In addition, If Client notifies LVL by email, text or fax to charge Client's Debit/Credit Card for services, then LVL is authorized to charge Client's debit card/credit card on file (card indicated on the most recent PAYMENT AUTHORIZATION FOR MASTER AGREEMENT CLIENTS, Debit/Credit Card section).

6. Client (type: Owner, Agent, Attorney) understands, agrees and acknowledges that if Client's debit/credit card or QuickPay is DECLINED or Check/Money Order is RETURNED (regardless of the reason), a rolling 5% DAILY interest late payment fee will be applied to any late payments or outstanding amounts due by Client to LVL.
7. Client (type: Broker, PM, Co Officer) agrees to pay LVL within fifteen (15) calendar days (including holidays) from invoice date, regardless of the outcome or any dispute or any legal issues pending.
8. Client (type: Broker, PM, Co Officer) understands, agrees and acknowledges that in the event that Client fails (regardless of the reason) to pay any LVL invoice within fifteen (15) calendar days (including holidays) that on the sixteenth (16<sup>th</sup>) calendar day (including holidays), LVL will charge Client's debit card/credit card on file (card indicated on the most recent PAYMENT AUTHORIZATION FOR MASTER AGREEMENT CLIENTS, Debit/Credit Card section).
9. Client (type: Broker, PM, Co Officer) understands, agrees and acknowledges that in the event, on the sixteenth (16<sup>th</sup>) calendar day (including holidays) that if Client's debit/credit card or QuickPay is DECLINED or Check/Money Order is RETURNED (regardless of the reason), a rolling 5% DAILY interest late payment fee will be applied to any late payments or outstanding amounts due by Client to LVL.
10. LVL reserves the right to update their price and service lists from time to time as needed. LVL will notify Client of any price or service change with an advance five (5) business day notice via email, fax or mail. Any services rendered to Client under the previous price will be honored, until the advance five (5) business day notice period has expired.
11. LVL pricing is per session, review, notice, filing, hearing, eviction, lockout, appeal, support, case, labor/time spent, mailing, faxing, call, text message, meeting, copy and any other service associated with the case. A change in the pricing indicated below will not void or terminate this Agreement.

### J. INDEMNIFICATION

1. LVL is not responsible for any outcome and makes no promises or guarantees. Client takes full responsibility for their actions, to include but not be limited to: Court appearance statements and perjury, property repairs and damages, contractor services, property management issues and decisions, rent, late fees, Court fines,

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penalties and requirements, insurance (personal, business, property, liability, etc.), witness appearance, actions and statements, inaccurate, false or missing information, and any other issues that pertain to the eviction, whether directly or indirectly.

2. LVL will be held harmless by Client from any legal, personal, subcontractor, civil and third-party issues, claims or lawsuits, as a result directly or indirectly, for the services tendered in this Agreement.

### **K. JURISDICTION AND VENUE**

1. Both parties agree to settle any issues first (1<sup>st</sup>) by mediation.
  - a) Mediation location, date, time and mediator must be agreed upon by both parties.
  - b) Both parties must attend mediation.
  - c) Mediation shall be for the duration of five (5) business days with a minimum of at least four (4) hours per day.
  - d) Mediator will validate that all parties have complied with these requirements to be a successful mediation.
  - e) If the parties can resolve their issue, then the mediator will prepare the Settlement Agreement for both parties to sign and date.
  - f) If both parties agree, mediation can be extended past the allotted duration.
  - g) If no settlement is reached the parties have the right to pursue additional legal resources after the mediation duration period.
2. Both parties agree that:
  - a) the terms will be governed by and construed in accordance with the laws of the State of Nevada; and
  - b) any action regarding jurisdiction to enforce and any litigation regarding venue arising out of this Agreement shall be filed with the appropriate Courts in the County of Clark, State of Nevada.

### **L. INFORMATION UPDATE**

1. Both parties agree to update each others information (to include but not be limited to: business address, phone numbers, fax numbers, email addresses, change in contact information, change in personnel, loss of information, credit/debit card payment authorization and information, etc.). Update of information by either party does not void or terminate this Agreement.

### **M. VALIDITY AND ENFORCEMENT**

1. This Agreement, whether the original or a copy of the original shall be deemed in full effect and enforceable, if the copy has not been altered.

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2. Both parties also agree that if either party forgets to initial each page or input date or print/spell their name then that act shall not void this Agreement.

**N. CHANGES AND REVISIONS**

1. This Agreement:
  - a) has typed format provisions that can NOT be altered or revised;
  - b) has certain sections that allow for hand written infill; and
  - c) once executed can NOT be changed.

**O. CONFIDENTIALITY**

1. Both parties agree to keep the terms and conditions of this Agreement confidential and unless otherwise directed by a government agency or Court to divulge such existence of an Agreement.

**P. SURVIVAL**

1. Should any part of this Agreement be unenforceable then those parts of the Agreement that are enforceable shall remain in effect.

**Q. TERMINATION**

1. Either party may terminate this Agreement with a ten (10) business day advance written notice to the other party. Both parties agree that, prior to receipt of the ten (10) business day advance notice to terminate, any requests made will be honored and charged for and any services rendered will be paid for within ten (10) business days from receipt of invoice by Client's debit/credit card on file (card indicated on the most recent PAYMENT AUTHORIZATION FOR MASTER AGREEMENT CLIENTS, Debit/Credit Card section). Any late payments or outstanding amounts due by Client to LVL are subject to a rolling 5% DAILY interest.

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This section below was intentionally left blank

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BY SIGNING BELOW, Client and LVL certify that they have read, understand and have the authority to approve this Agreement, all attachments deemed part of this Agreement, and all terms indicated above.

-----<>-----<>-----<>-----<>-----<>----- **Client Section** -----<>-----<>-----<>-----<>-----<>-----

\_\_\_\_\_  
Signature (Client)

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Print / Spell Name (Client)

-----<>-----<>-----<>-----<>-----<>----- **LVL Section** -----<>-----<>-----<>-----<>-----<>-----

\_\_\_\_\_  
Signature (LVL Agent)

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Print / Spell Name (LVL Agent)

\_\_\_\_\_  
/  
/  
/ This section below was intentionally left blank  
/  
/



**LAS VEGAS LANDLORD**  
 PH: 702-628-8826, FX: 888-609-8561  
 TXT: 702-970-6882  
 EM: LVLEvictions@Gmail.com

Payment / Mail / Drop Off Address  
 \* Must be in Sealed Envelope \*  
 8020 S Rainbow Blvd, Ste 100 - 405  
 Las Vegas, NV 89139

Office / Meetings / Pick Up Address  
 \* Must have an Appointment \*  
 6480 W Spring Mountain Rd, # 3  
 Las Vegas, NV 89146

**PAYMENT AUTHORIZATION FOR MASTER AGREEMENT CLIENTS**

Payment is **required** on or before the 15<sup>th</sup> calendar day from invoice date. If Debit/Credit card or QuickPay [ Zelle ] is DECLINED or Check/Money Order is RETURNED, (regardless of the reason) Client will be charged a rolling 5% DAILY interest late payment fee to any late payments or outstanding amounts due by Client to LVL.

**Cash** (Hand delivery only, DO NOT mail cash). *No Service Charge.*

**Check / Money Order** (made out to **Las Vegas Landlord**). *No Service Charge.*

**QuickPay [ Zelle ]**. *No Service Charge.*

To make payments to Las Vegas Landlord from your bank (USA only banks), all you need is go to **www.ZellePay.com** and sign up then input the information below.

- 3a) Recipient Name: Las Vegas Landlord
- 3b) Recipient Email: **lasvegaslandlord@gmail.com**
- 3c) Input the amount you want to send (ie: Dollar Amount = \$1,000)
- 3d) In MEMO, indicate property address (ie: 8732 Point Kristi Cir, 89148)
- 3e) After you send your payment, LVL will receive an email to ACCEPT.

**Credit / Debit Cards** (Visa, MasterCard, Amex, Discover). *Service Charge.*

If debit/credit card information changes, please fill in a new Payment Authorization and return this form to the LVL Office.

This payment has a 5% service charge, added to the payment, for all Credit and Debit card payments. *(Ex: If bill is \$60 + \$3 [5% Service Charge] = Total Bill Charged is \$63).*

By providing your card information and signature below Client certifies that he/she has read and agrees to the terms indicated in this payment. Client acknowledges, approves and understands that if payment is NOT physically received by the LVL office on or before the 15<sup>th</sup> calendar day (including holidays) from invoice date then on the 16<sup>th</sup> calendar day (regardless of the reason) LVL is authorized by Client to charge Client's debit/credit card for any invoice balance due.

Name on Card: \_\_\_\_\_ Phone: \_\_\_\_\_

Card Zip Code: \_\_\_\_\_ Email: \_\_\_\_\_

Card#: \_\_\_\_\_  Amex[3]  Visa[4]  MC[5]  Disc[6]

Expiration: ( mm / yy ) \_\_\_\_\_ CVV Code: \_\_\_\_\_ (Amex = Front. Visa/MC/Discover = Back)

SIGN x \_\_\_\_\_  
 Card Holder's Signature Date

BY SIGNING, I AUTHORIZE LVL TO CHARGE MY CREDIT OR DEBIT CARD INDICATED HERE FOR ANY BALANCE DUE.

**Fill in, Print, Sign, Fax or Email to LVL**



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**PRICE LIST FOR EVICTIONS [ EFFECTIVE 11/19/2018 ]**

**NORTH LAS VEGAS, LAS VEGAS and HENDERSON [SUMMARY EVICTION]  
8<sup>TH</sup> DISTRICT CT and NV SUPREME CT [EVICTION APPEAL]**

**SESSIONS (Must execute a SA form or MEAA, before speaking with an Eviction Agent)**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>❖ \$50/hr<sup>⚡#</sup> Labor/Time Spent: Review Documents, Meetings, Emails, Calls, Texts, Faxes, etc.</li> </ul> | <ul style="list-style-type: none"> <li>❖ \$0.50 cents/page<sup>⚡</sup>, Copy/Print, 1 side only</li> <li>❖ \$1.00/page<sup>⚡^</sup>, Fax, 1 side only</li> <li>❖ \$5.00/page<sup>⚡^</sup>, Reg US Mail</li> </ul> |
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**STEP-1: NOTICE SERVICES**

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| <ul style="list-style-type: none"> <li>❖ ( 2 + SDSTSA ) Notices [ \$25 each<sup>⚡</sup> ]<br/>Must be served <b>Same Day</b>, at <b>Same Time</b> and at the <b>Same Address</b> (SDSTSA).</li> </ul> | <ul style="list-style-type: none"> <li>❖ ( 1 to 9 ) Notices [ \$50 each<sup>⚡</sup> ]</li> <li>❖ ( 10 to 50 ) Notices / Day [ \$40 each<sup>⚡</sup> ]</li> <li>❖ ( 51 + ) Notices / Day [ \$30 each<sup>⚡</sup> ]</li> </ul> |
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**STEP-2: JUSTICE COURT (JC) SUMMARY (SUM) EVICTION SERVICES**

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| <ul style="list-style-type: none"> <li>❖ \$50/visit<sup>⚡</sup> : Verify Tenancy Before JC File</li> <li>❖ \$25<sup>⚡</sup> / Obtain JC Tenant Answer</li> <li>❖ \$25<sup>⚡</sup> / Obtain JC Mot To Stay</li> <li>❖ \$25<sup>⚡</sup> / Obtain JC Mot To Set Aside</li> <li>❖ \$125<sup>⚡</sup> / File JC Eviction Motion</li> </ul> | <ul style="list-style-type: none"> <li>❖ \$125<sup>⚡</sup> / File JC Docs In Support</li> <li>❖ \$175/hearing<sup>⚡</sup> : Attend JC Hearing</li> <li>❖ \$125<sup>⚡</sup> / File JC Rescind Eviction Order</li> <li>❖ \$50/hr<sup>⚡</sup> : Create/Update Rent Ledger</li> </ul> |
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**DISTRICT COURT (DC) APPEAL EVICTION SERVICES**

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| <ul style="list-style-type: none"> <li>❖ \$50<sup>⚡</sup> / Obtain 8<sup>th</sup> DC Appeal</li> <li>❖ \$250<sup>⚡</sup> / File 8<sup>th</sup> DC Appeal Motion</li> </ul> | <ul style="list-style-type: none"> <li>❖ \$250<sup>⚡</sup> / File 8<sup>th</sup> DC Docs In Support</li> <li>❖ \$350/hr<sup>⚡</sup> : Attend 8<sup>th</sup> DC Appeal Hearing</li> </ul> |
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**NV SUPREME (NVSC) COURT APPEAL EVICTION SERVICES**

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| <ul style="list-style-type: none"> <li>❖ \$100<sup>⚡</sup> / Obtain NVSC Appeal</li> <li>❖ \$350<sup>⚡</sup> / File NVSC Appeal Motion</li> </ul> | <ul style="list-style-type: none"> <li>❖ \$350<sup>⚡</sup> / File NVSC Docs In Support</li> <li>❖ \$500/hr<sup>⚡</sup> : Attend NVSC Appeal Hearing</li> </ul> |
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**TENANT BANKRUPTCY LANDLORD SUPPORT**

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| <ul style="list-style-type: none"> <li>❖ \$50/hr<sup>⚡#</sup> Labor/Time Spent, Meetings, Emails, Calls, Texts, Faxes, etc.</li> </ul> | <ul style="list-style-type: none"> <li>❖ \$0.50 cents/page<sup>⚡</sup>, Copy/Print, 1 side only</li> <li>❖ \$1.00/page<sup>⚡^</sup>, Fax, 1 side only</li> <li>❖ \$5.00/page<sup>⚡^</sup>, Reg US Mail</li> </ul> |
|--|---|

**STEP-3: LOCKOUT SERVICES**

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| <ul style="list-style-type: none"> <li>❖ \$300<sup>⚡</sup> / FULL Lockout. (remove tenant/occupant, secure property, keys/remotes, validate lockout)</li> <li>❖ \$25/lock<sup>⚡</sup> = Replace Damaged Lock</li> <li>❖ \$10<sup>⚡</sup> = Reg US Mail Keys</li> <li>❖ Landlord picks up keys/remotes, etc. from LVL Office [ FREE , No Charge ]</li> </ul> | <ul style="list-style-type: none"> <li>❖ \$25<sup>⚡</sup> = Reg US Mail Remotes</li> </ul> |
|---|--|

<sup>^</sup> = No International Faxing, Calling, Mailing, Priority Mailing, Certified, FedEx, UPS, DHL, etc.

<sup>\*</sup> = Any expenses and additional tasks required or requested.

<sup>⚡</sup> = No refunds once items requested, performed or scheduled. Prices per item. Nonrefundable and Nontransferable, and Subject to change without notice.

<sup>#</sup> = All time spent is rounded up to the nearest 0.25-minute increment.

# LIMITED POWER OF ATTORNEY [LPOA] FOR MASTER AGREEMENT CLIENTS

BE IT KNOWN, that I, (landlord's name) \_\_\_\_\_, (hereafter "Grantor"), no matter whether I am a Company Officer, Broker, Property Manager, Attorney, Owner or Agent, do hereby certify I have the authority to execute this Limited Power of Attorney and grant this Limited Power of Attorney to:

Company: Las Vegas Landlord, Manager: Nazrudeen Abdool  
Office / Meeting / Pick Up Address: 6480 W Spring Mountain Rd, # 3, Las Vegas, NV 89146  
Payment / Mail / Drop Off Address: 8020 S Rainbow Blvd, Ste 100 - 405, Las Vegas, NV 89139

and it's agents, as my Attorney-In-Fact/Agent (hereafter "Attorney-In-Fact/Agent"), pertaining to all properties that I manage, own or represent on behalf of my client, regardless whether they are listed here within or not.

My Attorney-In-Fact/Agent shall have full power and authority to undertake, perform and execute the following on my behalf to include but not be limited to a specific act, authority, documentation, procedure, statement or request for: **Notices, Justice Court Evictions, District Court Eviction Appeals, NV Supreme Court Eviction Appeals, US Bankruptcy Court Tenant Protection/Landlord Lift Automatic Stay Cases, Lockouts, Property Access, Security, Tenant Property Documentation / Inventory / Moving / Storage / Removal, Small Claims, Inspections, Collections, Consultations, Negotiations and Mediations.**

My Attorney-In-Fact/Agent shall have the right, regardless whether specifically or generally indicated here, to: i) substitute another company representative in the event that the current company representative is unavailable; ii) schedule, attend, negotiate and make decisions for all meetings, consultations, negotiations, mediations, court hearings, evictions, appeals, landlord lift of automatic stays, lockouts, property access, security, tenant property documentation / inventory / moving / storage / removals, small claims, collections, inspections and any other fiduciary act or capacity required but not specifically indicated here within, on my behalf; iii) consult with, request and obtain any documents from and provide any documents to, any attorneys, property managers, management companies, handymen, contractors, insurance companies, home owners associations, tenants, agents or otherwise whom are also representing me or involved with the care of my property, on my behalf; iv) consult with an attorney, pay for attorney services and retainer on my behalf; v) start, initiate, turn on, end, cease and turn off any utilities for the property on my behalf; vi) pay for any deposits or utilities and receive refund from any deposits or over paid utilities for the property on my behalf; vii) schedule, coordinate and pay for any security officers or protection services to protect the property on my behalf; viii) schedule, coordinate, grant access to the property and secure the property, for any person or company having the right to obtain his/her/their personal or business property from my property on my behalf; ix) prepare, issue, sign, serve and execute all legal documents, contracts, agreements, settlements, notices, affidavits, declarations and legal notes on my behalf; x) issue all receipts, notices, documents, reports and receive all receipts, notices, documents, reports on my behalf; xi) pay for any fees, bills, expenses, penalties or services I owe, on my behalf; xii) demand, collect, settle, receive fees, refunds or monies owed to me, on my behalf; xiii) wait for payment before performing or paying for any services, fees, penalties, expenses I owe; and xiv) be either reimbursed within ten (10) business days, from the date of notice or invoice to me, my representative or my estate, or if my credit or debit card information was provided and its use authorized by me, regardless of the amount, by payment authorization or any other form of authorization (to include but not be limited to paper, email, text, facsimile and verbal authorizations), charge my credit or debit card, for any and all of the following performed on my behalf, to include but not be limited to: fees, services rendered (including service charges to perform tasks or requirements), consultations, negotiations and mediations (regardless of via face-to-face, phone calls, texts, emails or facsimiles), bills, expenses, penalties or monies paid for.

My Attorney-In-Fact/Agent agrees to accept this appointment subject its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests, as he/she in his/her discretion deems advisable.

My Attorney-In-Fact/Agent shall be held legally and liable harmless: i) from any misinterpretation, translation or misunderstanding, of any verbal or written instructions, documents or otherwise (handwritten or typed) that may cause or have caused an error, regardless of language; ii) from any errors (information, data, documents, etc.) regardless of whom provides it (grantor, owner, landlord, agent, etc.) and/or as a result production of documents from those errors; iii) from any issues as a result of his/her decisions; iv) from any Court decisions regardless of outcome; v) from any decisions deemed by the Court that an attorney or mediation or a formal eviction is warranted for the case; vi) if Court dismisses or denies the case for any reason; vii) from any damages, pain and suffering issues, loss of wages, and third party actions; and viii) from

