

GUIDE FOR EVICTIONS / REMOVALS / LOCKOUTS / APPEALS

Prices are Estimated (Subject to Change). Dependent upon Tenant/Occupant/Squatter's Actions.

[JC] Justice Court [DC] District Court

NOTE: a **\$500 Deposit is a Good Start**. Payment Required before Services performed. Additional Deposits may be needed to complete the Eviction/Lockout/Appeals cases. Any **unused** Deposit funds will be **refunded**, with an executed **RHA** (Refund, Hold Authorization) form. Once a Service is Requested, **Landlord will be Charged for that Service**.
Unfortunately, we do NOT have a Crystal Ball to see what Tenant/Occupant/Squatter will do.

[JC] (No Hearing) Rent Eviction { @ \$175 to \$225 + }

⚙️ Plus, any Extra Actions to Complete Case ⚙️ [Obtain Eviction ORDER]

1. (1) Notice (\$50/notice)
2. LVTS {Landlord Verify Tenancy Status} (\$50/lvts)
-- FREE if Landlord performs LVTS.
3. File Eviction (\$125/filing)
4. **Extra**. Create/Update Rent Ledger (\$50/hr).
5. **Any other services required to complete the case.**

[JC] (No Hearing) Lease Violation, Nuisance, Tenant-At-Will, No Cause Evictions { @ \$225 to \$275 + }

⚙️ Plus, any Extra Actions to Complete Case ⚙️ [Obtain Eviction ORDER]

1. (2) Notices (\$50/notice x 2 = \$100)
2. LVTS {Landlord Verify Tenancy Status} (\$50/lvts)
-- FREE if Landlord performs LVTS.
3. File Eviction (\$125/filing)
4. **Any other services required to complete the case.**

[JC] (Hearing) Rent Eviction { @ \$400 to \$450 + }

⚙️ Plus, any Extra Actions to Complete Case ⚙️ [Obtain Eviction ORDER]

1. (1) Notice (\$50/notice)
2. LVTS {Landlord Verify Tenancy Status} (\$50/lvts)
-- FREE if Landlord performs LVTS.
3. Obtain Tenant Answer (\$25 - \$50/answer)
-- up to 10 pages, then \$2.00/page
4. File Eviction (\$125/filing)
5. File Tele Appear (\$25 - \$50/filing)
6. Plead case to Judge (\$175/hearing)
7. **Extra**. Create/Update Rent Ledger (\$50/hr)
8. **Any other services required to complete the case.**

[JC] (Hearing) Lease Violation, Nuisance, Tenant-At-Will, No Cause Evictions { @ \$450 to \$500 + }

⚙️ Plus, any Extra Actions to Complete Case ⚙️ [Obtain Eviction ORDER]

1. (2) Notice (\$50/notice x 2 = \$100)
2. LVTS {Landlord Verify Tenancy Status} (\$50/lvts)
-- FREE if Landlord performs LVTS.
3. Obtain Tenant Answer (\$25 - \$50/answer)
-- up to 10 pages, then \$2.00/page
4. File Eviction (\$125/filing)
5. File Tele Appear (\$25 - \$50/filing)
6. Plead case to Judge (\$175/hearing)
7. **Any other services required to complete the case.**

[JC] Extra Actions to Complete Case (Depending upon what Tenant/Occupant/Squatter does)

1. Obtain Tenant's Motion to Stay (\$25 - \$50/copy)
-- up to 10 pages, then \$2.00/page
 2. Obtain Tenant's Motion to Set Aside (\$25 - \$50/copy)
-- up to 10 pages, then \$2.00/page
 3. * Prepare Documents/Filing/Motions (\$50/hr)
 4. File Additional Documents in Support (\$125/filing)*
 5. File Opposition to Document (\$125/filing)*
 6. Obtain ORDERS (\$25 - \$50/order)
 7. Mediation (\$50/hr)
 8. Coord Rental Assist (i.e.: eCHAP and fiCHAP) (\$50/hr)
 9. Section-8 (SNRHA) Coordination (\$50/hr)
 10. File Unseal/Open Case (\$25 - \$50/filing)*
 11. File Motion to Place on Calendar (\$25 - \$50/filing)*
 12. File Enforce Settlement (\$125/filing)*
 13. File Reissue Eviction Order (\$25 - \$50/filing)*
 14. **Any other services required to complete the case.**
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Prices are Estimated (Subject to Change). Dependent upon Tenant/Occupant/Squatter's Actions.

[JC] Justice Court [DC] District Court

[JC] RESCIND/CANCEL ORDER, DISMISS or CONTINUE Case. { \$100 + }

Rescind (Cancel) of an Eviction ORDER with the Court. If Landlord lets Tenants stay, then a Rescind is Required.

Dismiss is the Cancel of the entire Eviction Case. Continue is the request to reschedule Court date to another date.

1. * Prepare Docs to Rescind, Dismiss, Continue (\$50/hr)
 2. File Motion to Rescind/Cancel Evict ORDER, Dismiss Evict Case, or Delay Evict Case (\$25 - \$50/filing)*
 3. Extra. Appear, if less than (3) days to file (\$175/filing)
 4. Obtain ORDERS (\$25 - \$50/order)
 5. Any other services required to complete the case.
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LOCKOUT (Removal of Tenants/Occupants/Squatters) { @ \$300 + } [After ORDER Obtained]

Lockout is the physical removal of all Tenants, Occupants in the property, AFTER an Eviction ORDER is Served.

1. **FULL Lockout { \$300/lockout }**
 - All Tenants/Occupants removed.
 - All entry windows, doors secured, if possible
 - All entry door locks rekeyed (**up to 4 locks**)
 - No Trespassing Notice Posted
 - All NEW Keys, old remotes, etc. collected
 2. Landlord Sign Off/Pick Up NEW Keys (**FREE**)
 3. Extra. 5th, 6th, 7th,.... Lock Rekey (\$25/lock)
 4. Extra. Replace Lock (\$50/lock)
 5. Extra. Reg US Mail Keys (\$10/US Address)
 6. Extra. Reg US Mail Remotes (\$25/US Address)
 7. Any other services required to complete the case.
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[JC] SQUATTER Removal

A squatter is an individual who occupies property without the owner's permission.

1. * Prepare Squatter Docs/Filings/Motions (\$50/hr)
 2. **ALL Squatters Arrested/Removed (@ \$275 +)***
 - 1st, Retake Poss/Chg Locks Notice (\$50/notice)
 - 1st, 21-Day Storage Notice (\$50/notice)
 - 2nd, File Own Retake Poss/Chg Locks (\$125/filing)*
 3. **NOT All Squatters Arrested/Removed { @ \$350 + }***
 - 1st, 4-Day Surrender Notice (\$50/notice)
 - 2nd, File Own Rmv Unauth Occup (\$125/filing)*
 4. Pleads the case to Judge (\$175/hearing)
 5. Any other services required to complete the case.
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EXPENSES

1. Copy/Print, (\$1.00/page)
 2. Fax, 1 side (\$2.00/page) {within US only}
 3. Reg US Mail (\$5.00/page) {within US only}
 4. FedEx (3rd Day), UPS (2 Day Air), USPS Flat Rate (Priority), Mail Envelope (\$25.00/page) {within US only}
 5. Meetings, Emails, Calls, Texts, Faxes, Review Documents, Tenant Bankruptcy Landlord Support, etc. (\$50/hr)
 6. Any other expenses required to complete the case.
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[DC] Eviction Appeal { @ \$350 + } This is the ONLY Eviction Appeal Court.

1. Obtain Eviction Appeal (\$50 +/-copy)
 - up to 10 pages, then \$2.00/page
 2. * Prepare Landlord Docs/Filings/Motions (\$50/hr)
 3. File Landlord Appeal or Counter Appeal (\$250/filing)*
 4. Extra. File Documents in Support (\$250/filing)*
 5. Landlord or LL's Attorney Pleads case to Judge.
 6. Any other services required by the Court.
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