

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.

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.



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** (Make all payments payable to **Las Vegas Landlord**)
- 🪙 **ONLINE Payment [ZellePay]** Just go to website: www.ZellePay.com, sign up and pay. Email to send payments to LVLEvictions@Gmail.com
- 🪙 **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: No refunds, on any services, once items is requested, performed or scheduled.
➤ **Ask about a Master Eviction Authorization Agreement (MEAA) for your properties.**

LVL EVICTIONS LAS VEGAS LANDLORD

NOW ONLINE OPTIONS NOTICES EVICTIONS LOCKOUTS TENANT ACCESS PAYMENT



LVL EVICTIONS

Office / Meetings / Pick Up Address

**** MUST Have An Appointment ****
6480 W Spring Mountain Rd, # 3
Las Vegas, NV 89146
Monday to Friday, 9:00am to 5:00pm
No Weekends, No Holidays

Billing / Mail / Drop Off Address

**** Items MUST Be In A Sealed Envelope ****
4952 S Rainbow Blvd, # 211
Las Vegas, NV 89118

PH : 702-628-8826 , FX : 888-609-8561
EM : LVLEvictions@Gmail.com
WB : www.LVLEvictions.com

LVL Eviction Services



[STEP-1] NOTICE SERVICES

North Las Vegas,
Las Vegas and Henderson

Notice requests submitted will be served on the first (1st) available Judicial day. No notices are served on weekends or holidays.

+ Notices* = \$50 / Notice.

* No refunds once requested, performed or scheduled.

Submit **ONLINE** now. Go to "LANDLORD", "ONLINE Notice Requests", select and fill in the online request.

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.

SB151: Owners, Friends, Brokers, PMs, Agent can NOT serve Eviction Notices. Only Licensed Process Server, Attorney and Law Enforcement can serve.



[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.

EVICTIION SERVICES (Continued)

JUSTICE COURT (EVICTIONS) * (Continued)

Submit **ONLINE** now. Go to "LANDLORD", "ONLINE Authorization Docs", "LL Evict Auth (LEA) (Online)" and fill in the online request.

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

8TH DISTRICT COURT (EVICTION APPEAL) *

➢ \$50+*/ Obtain 8th DC Appeal.

➢ \$250+*/ File 8th DC Appeal Motion.

➢ \$250+*/ File 8th DC Docs In Support.

* No refunds once requested, performed or scheduled.

NOTE: Client's Attorney (not LVL) Performs 8th DC Eviction Appeal Hearings.

Submit **ONLINE** now. Go to "LANDLORD", "ONLINE Authorization Docs", "LL Evict Auth (LEA) (Online)" and fill in the online request.

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.

* No refunds once requested, performed or scheduled.

NOTE: Client's Attorney (not LVL) Performs NVSC Eviction Appeal Hearings.

Submit **ONLINE** now. Go to "LANDLORD", "ONLINE Authorization Docs", "LL Evict Auth (LEA) (Online)" and fill in the online request.

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.

● \$0.50/page* : Copy/Print, 1 side only.

● \$1.00/page* : Fax, 1 side only.

● \$5.00/page* : Reg US Mail.

* No refunds once requested, performed or scheduled.

Submit **ONLINE** now. Go to "LANDLORD", "ONLINE Authorization Docs", "LL Evict Auth (LEA) (Online)" and fill in the online request.

Going through the steps of collecting/reviewing and preparing documents, pictures, invoices, rent ledgers, preparing/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.



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

* \$300+*/ Full Lockout Service.

* \$25/lock+* = Repair Damaged Lock.

* \$50/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.

Submit **ONLINE** now. Go to "LANDLORD", "ONLINE Authorization Docs", "Lockout Auth (LOA) (Online)" and fill in the online request.

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

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

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

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