
Master Eviction Authorization Agreement (MEAA)

Client type: Owner Agent Attorney Broker PM Co Officer

IF CLIENT IS AN INDIVIDUAL, THEN FILL IN THIS SECTION

CLIENT'S FULL NAME _____ CLIENT'S PHONE _____ CLIENT'S FAX _____
CLIENT'S EMAIL -----
CLIENT'S STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

IF CLIENT IS A BUSINESS, THEN FILL IN THIS SECTION

BUSINESS NAME (IF APPLICABLE) _____ BUSINESS PHONE _____ BUSINESS FAX _____
BUSINESS EMAIL ----- BUSINESS OFFICER NAME _____
BUSINESS STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____
STATE BUSINESS LICENSE# _____ COUNTY BUSINESS LICENSE# (IF APPLICABLE) _____ CITY BUSINESS LICENSE# (IF APPLICABLE) _____

A. TERMS

1. This Master Eviction Authorization Agreement (MEAA), (hereafter "Agreement"), is entered between Client, indicated above, (hereafter "Client"), and Las Vegas Landlord, aka: LVL Evictions (hereafter "LVL"), with specific service offices located at:

a) **MAIN Office Address: 2840 S Jones Blvd, Ste-1, Las Vegas, NV 89146**

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, 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 of 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 it was Court ordered.
6. LVL is NOT a government agency, law enforcement agency, Court, Judge, Constable, law firm, attorney and does not provide legal advice.

Master Eviction Authorization Agreement (MEAA)

7. Client will pay LVL for all services indicated hereunder this Agreement, in advance and when they become due, as specified in the PAYMENT section in this Agreement.

B. SESSION AUTHORIZATION

Client understands, acknowledges, and agrees that:

1. Sessions are time spent between LVL and Client, for Client to ask questions, obtain answers, present documents for review, obtain guidance, etc. as Client needs. All Sessions are charged at the Session rate/hour, 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.
3. the Client is advised to consult an attorney, if needed.
4. Client will be charged as specified indicated in the attached PRICE LIST FOR EVICTIONS to which is subject to change without notice to Client.
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 the 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, NO weekends, NO holidays).
8. all sessions, document reviews, etc. shall be secured by a deposit of funds, in advance 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.

Master Eviction Authorization Agreement (MEAA)

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**) for all notice requests (1st notice, follow-up 2nd 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 has been 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.
- iv. Notice prices and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change as market prices increase, without notice to Client.

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

Master Eviction Authorization Agreement (MEAA)

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. The 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 and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.

b) LVTS (Landlord Verify Tenancy Status) Before File SUM Eviction Motion

- i. Client chooses to, for all properties: *(choose one)*
 - Client will perform LVTS, then provide LVL with a copy of the filled in LVTS form, before filing any motions with the court (Justice Court).
LVTS LINK = <https://www.lvlevictions.com/lvts-ll-verify-ten-status.html>
 - << OR >>
 - LVL will perform LVTS 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 LVTS (regardless of whether an eviction is filed or not). LVTS fees are nonrefundable and nontransferable.
- iii. LVTS prices and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.

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).

Master Eviction Authorization Agreement (MEAA)

- 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 and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.
- 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 RESCIND Eviction Order Motions fees are nonrefundable and nontransferable.
 - iv. File RESCIND Eviction Order Motions prices and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.
- 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).

Master Eviction Authorization Agreement (MEAA)

- 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 and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.
- 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 will file a Tele Appear with the Court. If additional evidence is received less than three (3) Judicial days before the hearing date, then LVL may appear in person to present the evidence to the Court.
 - iii. LVL neither is liable for, responsible for, nor guarantees any Judges' decisions regarding the outcome of the case.
 - iv. LVL will email or text 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.
 - v. The 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.
 - vi. Attend SUM Court Hearing prices and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.

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).

Master Eviction Authorization Agreement (MEAA)

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.
 - Post “No Trespassing” sign, and any other sign LVL deems appropriate to help prevent illegal entry to the property. LVL is NOT responsible for any illegal acts performed by the Tenants, Occupants, Squatters, etc.
3. Pick Up, Mail Keys/Remotes
 - a) Client chooses to, for all properties: *(choose one)*
 - Pick Up Items. 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 government issued valid driver’s license (DL) or identification card (ID) and completion of a Pick-Up form.

<< OR >>

 - Mail Items. 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 and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.

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.

Master Eviction Authorization Agreement (MEAA)

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.
 - 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. The 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 and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.
- 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: 1) all bond fees, costs and expenses regardless of outcome; and 2) 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. Client understands and acknowledges that any bond paid by LVL on behalf of the Client is not a guarantee, warranty, or any other associated determination that the

Master Eviction Authorization Agreement (MEAA)

Court will rule in Client's favor. Any bond paid by LVL to the Court is normally sent from the Court to the prevailing party of the case. Normally the Court will wait @ eleven (11) judicial day after the ruling before issuing a payment to the prevailing party.

- v. File DC Appeal Eviction Motions prices and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.

c) DC Appeal Eviction Hearings

- i. Client's attorney (not LVL) will attend the court (District Court) hearings on behalf of Client.
- ii. LVL is not liable for, not responsible for, nor guarantees any Judges' decisions regarding the outcome of the case.
- iii. LVL will transfer the DC Appeal Eviction case filings to Client's attorney, to review and prepare for the upcoming DC Appeal Eviction Hearings. 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.
- iv. DC Appeal Eviction Hearing prices and services are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.

G. 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, 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;

Master Eviction Authorization Agreement (MEAA)

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 services and prices are indicated in the attached PRICE LIST FOR EVICTIONS. This price list and services are subject to change without notice to Client.

H. 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 of 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 mailed 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. LVL reserves the right to change services and pricing without notice to Client. The cancellation of a request does NOT exclude Client from being charged for services requested or rendered (regardless of started or not).
4. Client (type: Owner, Broker, PM, Agent, Co Officer, Attorney) agrees to pay LVL in advance before any services are performed. Payment first (1st), service second (2nd).
5. Client (Owner, Broker, PM, Agent, Co Officer, Attorney) understands, agrees, and acknowledges that prior to any services being performed, Client will pay for all services requested by 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 (Owner, Broker, PM, Agent, Co Officer, 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.

Master Eviction Authorization Agreement (MEAA)

7. 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.
8. 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 or services provided indicated below will not void or terminate this Agreement.

I. 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, 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.

J. JURISDICTION AND VENUE

1. Both parties agree to settle any issues first (1st) 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.

Master Eviction Authorization Agreement (MEAA)

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.

K. INFORMATION UPDATE

- 1. Both parties agree to update each other's information (to include but not be limited to: business name, alias, fictitious firm name, doing business as (dba), 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, and any other change of information not listed within.). Update of information by either party does not void or terminate this Agreement.

L. VALIDITY AND ENFORCEMENT

- 1. This Agreement, whether the Original, Physically signed, eSigned (electronic signature), or a copy of the original (regardless of how it was signed) shall be deemed in full effect and enforceable, if the copy has not been altered.
- 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.

M. 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 handwritten infill.
 - c) only modifications can be by changes in prices and services; and
 - d) once executed can NOT be changed, except as specified.

LIMITED POWER OF ATTORNEY [LPOA]

for MEAA (Master Eviction Authorization Agreements) 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 and grant this Limited Power of Attorney [hereafter "LPOA"] to:

Company : LVL Evictions [Las Vegas Landlord], Eviction Manager, Nazrudeen Abdool
Main Office : 2840 S Jones Blvd, Ste-1, Las Vegas, NV 89146

and its 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 of whether they are listed here within or not.

1. 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, Support for 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.
2. My Attorney-In-Fact/Agent shall have the right, regardless of 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, homeowners associations, tenants, agents or otherwise who are also representing me or involved with the care of the 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 the 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, electronic, 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.
3. My Attorney-In-Fact/Agent agrees to accept this appointment subject to 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.
 4. My Attorney-In-Fact/Agent is not an Attorney, Judge, Law Enforcement Officer, Government Agency, or any other associated Government Office or Official.
 5. 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, electronic generated 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, tenant, 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 any other action or issue not listed or indicated here in pertaining to an action or decision taken by my Attorney-In-Fact/Agent.
 6. This LPOA shall be in effect upon its date of execution, and I hereby revoke all previous LPOA pertaining to the property indicated above.
 7. This LPOA may be revoked by me at any time, provided any person relying on this LPOA shall have full rights to accept the authority of my attorney-in-fact/agent, until receipt of actual written notice of revocation.
 8. This LPOA, whether the original or a copy of the original, regardless eSigned or hand notarized, shall be deemed in full effect and enforceable, if the copy has not been altered.
 9. This LPOA: i) have typed and electronic generated format provisions that can NOT be altered or revised; ii) has certain sections that allow for eSign (electronic signature) infill and eSign execution; and iii) once eSigned, can NOT be changed.
 10. If required by my Attorney-In-Fact/Agent, at any time, Grantor agrees to reinforce this LPOA with a notarized copy (at my expense) of this LPOA to my Attorney-In-Fact/Agent.
-

11. This LPOA and its terms will be governed by and constructed in accordance with the laws of the State of Nevada. Any action regarding jurisdiction to enforce and any litigation regarding venues arising out of this LPOA shall be filed with the appropriate Courts in the County of Clark, State of Nevada.
12. In the event of litigation relating to the subject matter of this LPOA and/or any legal action to protect the attorney-in-fact/agent, the Grantor shall pay for and/or reimburse the appointed attorney-in-fact/agent, indicated in this LPOA, for all reasonable attorney fees and costs.
13. If the appointed Attorney-In-Fact/Agent should, for any reason, change his/her contact information (to include but not be limited to address, phone, facsimile, email, manager name, dba, and any other means of contact) or forget to initial the bottom of each page, then that forgetfulness and/or change shall not void any section of this LPOA.
14. If any provision of this LPOA is held unenforceable, then all remaining provisions of this LPOA shall remain in full force and effect.

HAND SIGNATURE (notary) or ELECTRONIC SIGNATURE (eSIGN) SECTION

BY eSIGNING or HAND SIGNING THIS LPOA, I certify that I have read, understand, and have the full authority to execute this LPOA, on behalf of myself and any other Grantor, in its entirety, regardless of the State or Country I reside in, and was given the opportunity to seek advice from my own legal counsel before executing this LPOA.

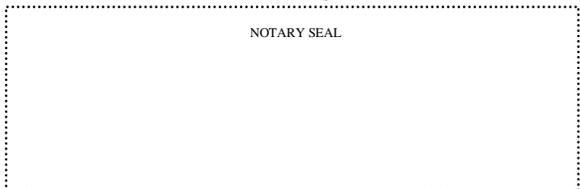
In Witness Whereof, I have hereunto set my hand this date _____.
mm / dd / yyyy

X _____
 SIGNATURE of Grantor PRINT / SPELL Name of Grantor

If NOT eSIGNed, Use NOTARY SECTION BELOW, and Client MUST sign this LPOA in front of the Notary.

State of _____ }
 } SS.
 County of _____ }

The above Grantor acknowledged this instrument before me on this date _____,
mm / dd / yyyy



X _____
 SIGNATURE of Notary

 PRINT / SPELL Name of Notary

** This page is part of the Limited Power Of Attorney (LPOA).

This notary section follows Nevada SOS Standards. If the above notary language or format is not in compliance with your State or Country Notary standard, please have your State or Country Notary attached and notarize according to their State or Country Notary standard, referencing this LPOA.



LVL EVICTIONS

PH: 702-628-8826, TXT: 702-670-1081, EM: LVLEvictions@Gmail.com
MAIN OFFICE * Must Have An Appointment * 2840 S Jones Blvd, Ste-1, Las Vegas, NV 89146

MEAA LOCKOUT ADDENDUM (MLOA)

A (\$300 +) Deposit is REQUIRED to start Lockout process. A final payment may be required, as needed.

Caution: If Landlord wants to perform the lockout, LVL will **NOT** be involved in any part of the Lockout process.

LOCKOUT SERVICES for LAS VEGAS, NORTH LAS VEGAS and HENDERSON

- ❖ Full Lockout (\$300*+^)
 - ❖ Landlord Picks Up New Keys at LVL Office (FREE)
 - ◆ 5th, 6th, 7th, ... Rekey (\$15/lock*+)
 - ◆ Pick, locked doors (\$15/lock*+)
 - ◆ Drill, locked doors (\$15/lock*+)
 - ◆ Unlock interior doors (\$15/lock)
 - ◆ Replace Lock (\$25/lock*+)
 - ◆ Reg US Mail Keys (\$10*+^)
 - ◆ Reg US Mail Remotes (\$25*+^)
- + = Any extra services required to clear and secure property.
^ = No International, Priority, Certified, FedEx, UPS, DHL, etc.
* = No Refunds once items requested, scheduled, or performed.
* = Price per lockout per visit.

1. ❖ **\$300*+ = FULL Lockout Consists of:**
 - Tenant/Occupant Removal
 - Secure Property
 - rekey up to (4) entry door locks.
 - secure windows, entry doors.
 - secure garage door.
 - Collect leftover keys/remotes/access cards.
 - Validate Lockout SEAL.
 - Collect Eviction ORDER.
 - Post No Trespassing Notices.
 - Landlords receive up to (4) new keys.
 - LVL will inform Landlord:
 - when new keys are at LVL office.
 - Monday - Friday, 9am to 5pm.
 - No Weekends, No Holidays.
2. ◆ Extra Services = plus, any additional costs for: the 5th, 6th, 7th, ... rekey entry door lock, plus unlock any interior doors to clear property, plus any other associated charges to clear and secure property.
3. **IF there are Keyless, Missing, Worn, or Damaged Entry Door Locks.**
What do you want LVL to do? (choose one (1) option below)
 - a. LVL is authorized, to replace any keyless, missing, worn, or damaged entry door locks, WITHOUT written or verbal approval from Landlord, to expedite the Lockout process and secure the property, AND charge Landlord accordingly. Locks will be replaced with a standard keyed brand, (either Kwikset, Schlage, Defiant, etc. brand). For properties with mixed locks, or off brand locks, LVL will determine the best brand to use. Property will be secured to the best of the Locksmith's abilities (to include but not be limited to screwing shut doors, windows, etc.).
<<< OR >>>
 - b. Landlord will, after Lockout is completed, replace any keyless, missing, worn, or damaged entry door locks. LVL, during the lockout, is authorized to secure the property, to the best of the Locksmith's abilities (to include but not limited to screwing shut doors, windows, etc.).
4. **Landlord is responsible for any property repairs,** (to include but not be limited to windows, doors, garage doors, sliding doors, door jambs, and any other associated property repairs). LVL will notify Landlord (text or email), to the best of LVL's ability, about any repairs needed to secure property. Landlord should IMMEDIATELY have their Handyman/Contractor make those repairs.
5. **LVL is NOT responsible for ANY previous, current, or future damage to the property.**

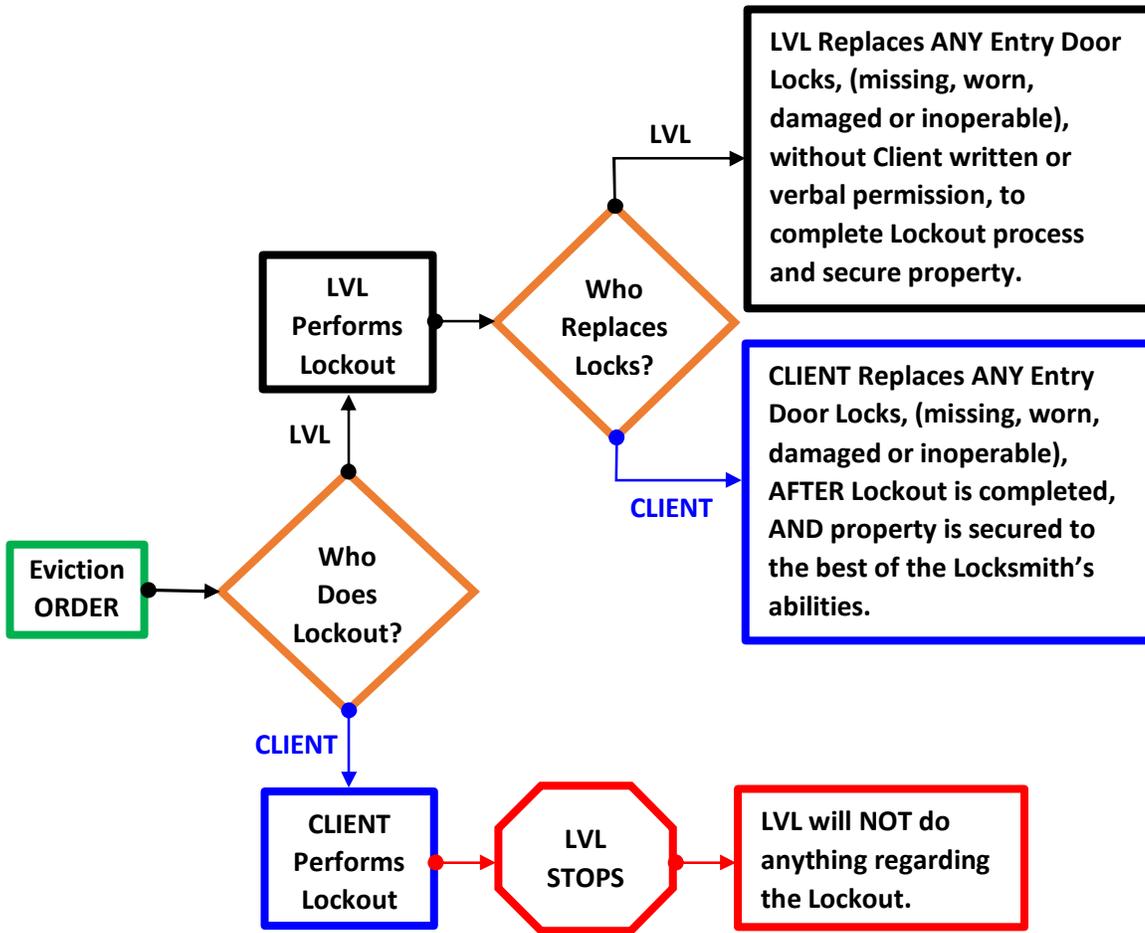
6. **LANDLORD (choose one):** Owner Broker Property Manager (PM) Agent Attorney Co Officer

NAME (PERSON OR BUSINESS) _____ EMAIL _____
STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____ PHONE _____

AUTHORIZATION: LANDLORD UNDERSTANDS THIS MLOA, AND AUTHORIZES, FOR LVL TO PERFORM, ANY OF THE SERVICES INDICATED ABOVE BY LANDLORD'S SELECTION. LOCKOUT WILL BE EXECUTED AT THE EARLIEST LAW ENFORCEMENT DAY AVAILABLE. LVL MAKES NO GUARANTEES OR PROMISES REGARDING ANY PROPERTY CONDITION, DAMAGES, LOCKS, ETC. TO INCLUDE ANYTHING THAT HAPPENS BEFORE, DURING, AND AFTER THE LOCKOUT. LVL IS NOT AN ATTORNEY, LAW FIRM, LAW ENFORCEMENT, JUDGE OR ANY OTHER GOVERNMENT OFFICIAL AND LANDLORD IS ADVISED TO CONSULT AN ATTORNEY IF NEEDED. LANDLORD SHALL HOLD LVL HARMLESS FROM ANY EVICTION, LOCKOUT, DAMAGES, AND LEGAL ISSUES. LANDLORD AGREES TO PAY ALL FEES IN ADVANCE OR WHEN THEY BECOME DUE. FEES ARE NONREFUNDABLE AND NONTRANSFERABLE. A 5% SERVICE FEE WILL BE CHARGED FOR ALL CREDIT AND DEBIT CARD PAYMENTS. ANY LATE PAYMENTS OR OUTSTANDING AMOUNTS DUE ARE SUBJECT TO A ROLLING 12% ANNUAL INTEREST.

SIGN: X _____
SIGNATURE DATE

**** FILL IN, PRINT, SIGN and DATE. MAIL or DROP OFF or EMAIL to LVL ***





LVL EVICTIONS

PH: 702-628-8826, TXT: 702-670-1081, EM: LVLEvictions@Gmail.com
MAIN OFFICE * Must Have An Appointment * 2840 S Jones Blvd, Ste-1, Las Vegas, NV 89146

PRICE LIST FOR EVICTIONS [LANDLORD]

NORTH LAS VEGAS, LAS VEGAS, HENDERSON JUSTICE COURT (JC) [SUMMARY EVICTION]
8TH DISTRICT COURT (DC) [EVICTION APPEAL]

04/16/2024
EFFECTIVE DATE

A (\$500) Deposit is a Good place to Start. Additional future deposits may be required, as needed.
Landlord's/Client's Failure to Pay Deposit may Result in Damage to, Denial of, and Dismissal of Eviction Case

- ◆ **Serve Notice (\$50/notice[⊛])**
{ may require (1) or (2) notice(s) per eviction case }
{ served Mon-Fri, No weekends, No holidays }
{ ONLY by a Licensed Process Server }

- ⊛ **LVTS, Tenant Status (\$50/visit[⊛])**
{ Landlord Verify Tenant Status before filing, Required }
{ FREE if Landlord performs LVTS }
{ (1) LVTS per Eviction Case }

- ⊛ **File JC Eviction Motion (\$125[⊛])**
{ Justice Court (JC) Motion for Eviction }

- ⊛ **File Tele Appear (\$25 - \$50[⊛])**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Required if tenant fights the eviction }
{ (1) Tele Appear per Eviction Case }

- ✍ **Time Spent Review/Prepare of Docs, Filings for Eviction Court, Meetings, Calls, Texts, Faxes, etc. (\$50/hr^{⊛*})**
{ Justice Court (JC) Documents, Filings, etc. }
{ District Court (DC) Documents, Filings, etc. }
{ NV Supreme Court (NVSC) Docs, Filings, etc. }

- 📖 **Plead JC Case to Judge (\$175/hearing[⊛])**
{ Justice Court (JC) Eviction Hearing }
{ Appear by Court BlueJeans, etc. Hearing }

- 📖 **Physical Court Appear (\$275/hearing[⊛])**
{ Justice Court (JC) Eviction Hearing }
{ ONLY if less than (3) judicial days to file Motion }
{ Mt Rescind, Mt Dismiss, Delay/Continue Case, etc. }

- ❖ **Obtain JC Tenant Answer (\$25 - \$50^{⊛*})**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Tenant filed an Answer with Court }
{ lets you know what defense tenant is claiming }
{ up to 10 pages, then \$2.00/page }

- ❖ **Obtain JC Mot To Stay (\$25 - \$50^{⊛*})**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Tenant filed a Motion to Stay with Court }
{ requests Court DELAY up to 10 days the Lockout }
{ lets you know what defense tenant is claiming }
{ up to 10 pages, then \$2.00/page }

- ❖ **Obtain JC Mot To Set Aside (\$25^{⊛*})**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Tenant filed a Motion to Set Aside with Court }
{ requests Court DISMISS the Eviction ORDER }
{ lets you know what defense tenant is claiming }
{ up to 10 pages, then \$2.00/page }

- ❖ **Obt JC Docs in Support (\$25 - \$50^{⊛*})**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ get copy of already filed Docs in Support }
{ up to 10 pages, then \$2.00/page }

- ❖ **Obtain JC Orders (\$25 - \$50[⊛])**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Mt Stay ORDER, Mt Set Aside ORDER }
{ Rescind Eviction ORDER, Dismiss Eviction ORDER }
{ Tele Appear ORDER, UnSeal Case ORDER }
{ Place On Calendar ORDER, Enforce Settle ORDER }
{ Reiss Eviction ORDER, Squatter ORDER }
{ Any other JC Evict ORDER }

- ☎ **Mediation & Coordination (\$50/hr[⊛])**
{ mediation normally @ 2 hrs }
{ docs, files, calls, txt, emails to Mediator }

- ⌚ **Rent Assistance Coordination (\$50/hr[⊛])**
{ eCHAP, FiCHAP, Charities, etc. }
{ docs, files, calls, txt, emails to Rent Assist }

- 📖 **File JC Docs In Support (\$125^{⊛*})**
{ Justice Court (JC) Documents in Support }

- 📖 **File JC Rescind Order (\$25 - \$50[⊛])**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Required, if Landlord settles After Eviction ORDER }
{ Justice Court (JC) Motion to Cancel Eviction ORDER }

- 📖 **File JC Dismiss Case (\$25 - \$50[⊛])**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Required, if Landlord settles Before Eviction Hearing }
{ Justice Court (JC) Motion to Cancel Eviction Hearing }

- 📖 **File JC Mot UnSeal Case (\$125[⊛])**
{ Justice Court (JC) Motion to Unseal/Open Case }

- 📖 **File JC Place on Calendar (\$25 - \$50[⊛])**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Required, for cases that have been Sealed by Court }
{ Justice Court (JC) Motion to Unseal/Open Case }

- 📖 **File JC Enforce Settle. (\$125/filing[⊛])**
{ Required, Tenant violate Settlement Agreement }
{ Justice Court (JC) Motion to Enforce Settlement }

- 📖 **File JC Reiss. Evict Order (\$25 - \$50[⊛])**
{ \$25 LVJC, \$50 NLVJC, \$50 HJC }
{ Eviction Order only active for 30 Calendar days }
{ Justice Court (JC) Motion to Reiss. Evict. Order }

- 📖 **File JC Mot in Opposit. (\$125/filing[⊛])**
{ Required, Defense to Tenants claims against Landlord }
{ Justice Court (JC) Motion in Opposition }

- ✂ **File JC Squatter, All Arrested/Removed, Own Stat Retake Posse/Chg Locks (\$125/filing[⊛])**
{ After, a Retake Poss/Chg Locks notice served }
{ After a 21-Day Storage notice served }

- ✂ **File JC Squatter, 4-Day, NOT All Arrested/Removed, Own Rmv Unauth Occupants (\$125/filing[⊛])**
{ After Notice of Surrender served }

- **Obtain 8th DC Appeal (\$50^{⊛*}^#)**
{ District Court (DC) Motion for Appeal }
{ up to 10 pages, then \$2.00/page }

- **File 8th DC App Motion (\$250^{⊛*}^#)**
{ District Court (DC) Motion for Appeal }

- **File 8th DC Docs In Supp (\$250^{⊛*}^#)**
{ District Court (DC) Documents in Support }

- **Obtain 8th DC Orders (\$50^{⊛*}^#)**
{ All District Court (DC) Eviction ORDERS }
{ up to 10 pages, then \$2.00/page }

- ✂ **Copy/Print, (\$1.00/page[⊛])**
- ✂ **Fax, 1 side (\$2.00/page^{⊛^}){ within US }**
- ✂ **Reg Mail (\$5.00/page^{⊛^}){ within US }**
- ✂ **FedEx (3rd Day), UPS (2 Day Air), USPS Flat Rate (Priority), Mail Envelope (\$25.00/page){ within US }**

- **Create/Update Rent Ledger (\$50/hr[⊛])**
{ if Landlord does NOT have a Rent Ledger }
{ if Landlord's Rent Ledger is confusing for Court }

-+^ = No International Faxing, Calling, Mailing, Priority Mailing, Certified, FedEx, UPS, DHL, etc.

* = Any expenses or additional tasks required or requested.

⊛ = No Refunds once items requested, performed, or scheduled. Price per item. Nonrefundable and Nontransferable. Subject to change without notice. Residential only, no Commercial. Client's attorney (not LVL) performs 8th DC Appeal Hearings.

= All time spent is rounded up to the nearest 0.25-minute increment.



LVL EVICTIONS

PH: 702-628-8826, TXT: 702-670-1081, EM: LVLEvictions@Gmail.com
MAIN OFFICE * Must Have An Appointment * 2840 S Jones Blvd, Ste-1, Las Vegas, NV 89146

PAYMENT AUTHORIZATION FOR MEAA CLIENTS

Payment is **required** before any services are performed. 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.

- a) Recipient Name: Las Vegas Landlord
- b) Recipient Email: **LVLEVICTIONS@gmail.com**
- c) Input the amount you want to send (ie: Dollar Amount = \$1,000)
- d) In MEMO, indicate property address (ie: 8732 Point Kristi Cir, 89148)
- e) 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 payment or deposit is REQUIRED before services can be performed. LVL is hereby authorized by Client to charge Client's debit/credit card for any invoice balance due without prior authorization from Client.

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, or Email to LVL