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From: Scott Taylor and Mike Bjorkman  
To: Owner Clients of SCV Leasing, Inc.  
Re: Eviction Protection Plan  
Date: May 1, 2010

As we all know, evictions can happen to any landlord no matter how well a tenant is screened. Circumstances can change people's lives that make them unable to pay the rent. This is especially true when people lose their job, get a divorce, or have a serious injury. This type of event occurs more often in difficult economic times like the country is experiencing now. When tenants are not able to pay their rent, they also find it difficult to move. When this happens the landlord has to go through the costly procedure of evicting the tenant.

Each week there are 1,000's of evictions filed in the greater Los Angeles area, and the Santa Clarita Valley is no stranger to this growing trend. In fact, there are now many attorneys that specialize in performing nothing but evictions. In short, no landlord is immune.

Over the last couple of months we have been reviewing a new program that protects landlords from the high costs of an eviction. We have decided to implement this program and offer it to you. For a small fee of \$15 per month per unit, this program will cover the cost of almost all evictions.

The plan will pay all attorney fees, service fees, court costs, Sheriff's lock-out charges, and re-keying costs. Considering that attorney's charge upwards of \$150 per hour, plus court costs; our costs for court preparation and appearance fees are charged at a rate of \$75 per hour; and that the cost of completely re-keying a home is almost \$200; this plan could literally save you more than \$2,500.

The only part of an eviction that is not covered is if the tenant requests and is granted a jury trial during an unlawful detainer action. Candidly, in all the years that we have been managing properties for ourselves and our clients, we have never had to go through a jury trial.

Based on the overwhelming positive response we received to our original e-mail to owners about this plan, we know for sure that you are going to want to sign up. Enclosed with this letter is an addendum to your property management agreement. Please sign and return the addendum so that we can get you enrolled in the plan right away. We want to have all of our owners protected by June 1<sup>st</sup>.

We know this program will benefit all of our clients. If you have any questions, please feel free to contact me via email at [Scott@SCVLeasing.com](mailto:Scott@SCVLeasing.com).

Scott Taylor

Scott Taylor  
General Manager/Owner

*Mike Bjorkman*

Mike Bjorkman  
Broker/Owner



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**Addendum to Property Management Agreement**

With specific respect to an unlawful detainer action, commonly called an eviction, all full property management clients whose tenants have been secured through SCV Leasing, Inc. (SCVL) have the opportunity to enroll in our Eviction Protection Plan (EPP). Under the EPP, we agree to pay all attorney fees, service fees, court costs, Sheriff’s lock-out charges, and re-keying costs associated with an eviction. In addition, we will waive any of our own court preparation and appearance fees which are normally charged at a rate of \$75 per hour.

The cost of the EPP is \$15 per month for a minimum period of twelve (12) months. This fee continues during times of vacancy. The EPP is not insurance and is subject to the following:

1. Evictions must be for cause. Examples of cause include non-payment of rent for 21-days or more; or continued and gross disregard of the covenants, codes, restrictions, and/or bylaws of a homeowner’s association.
2. Evictions cannot be owner caused. Examples of owner caused include an owner who contacts or negotiates directly with the tenant in lieu of going through SCVL; or a Tenant who ceases rent payments owing to the failure of the owner to keep their mortgage and/or homeowner’s association fees current.
3. Should the Tenant request and be granted a jury trial during an unlawful detainer action, Owner agrees that SCVL will not be responsible to pay any costs or fees incurred to litigate this case.
4. Should the tenant file bankruptcy during an unlawful detainer action, Owner agrees that SCVL will not be responsible to pay any attorney fees or court costs to litigate against the bankruptcy specifically. However, SCVL will continue to pay for all eviction related attorney fees, service fees, court costs, Sheriff’s lock-out charges, and re-keying costs.
5. The Eviction Protection Plan does not protect Owner against lost rents, damages to the unit, or any other legal actions.

\_\_\_\_\_ Yes, please enroll me in the Eviction Protection Plan. I understand that for my convenience the \$15 will be taken from my distribution each month.

\_\_\_\_\_ No thanks, I do not wish to enroll in the Eviction Protection Plan. By not enrolling in the plan I understand that I am 100% responsible for the cost of any eviction.

Property Address: \_\_\_\_\_

Owner Name (printed): \_\_\_\_\_

Owner Signature: \_\_\_\_\_

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