



## Protection Service Assurance Programs

Can you afford tenants in your property who don't pay their rent? Can you afford the attorney costs involved when performing an eviction?

**We have a cost-effective solution for you!**

At TopFlight Realty & Property Management (TFPM) we follow very stringent guidelines when screening tenants for your property. Our goal is to minimize the risk of a bad tenant. Unfortunately, in today's economy even well qualified tenants can encounter serious life-changing situations. In response to recent concerns regarding the local and national economy and the fear of a non-paying tenant (and the associated fees); TFPM is now offering 3 New Protection Services Plans, which includes:

### **EVICITION PROTECTION ASSURANCE, RENT PROTECTION PROGRAM, PROPERTY PROTECTION PROGRAM, ULTIMATE PROTECTION PROGRAM**

#### **EVICITION PROTECTION ASSURANCE**

Only 35¢ per day (\$125.00 Annually)

If an eviction becomes necessary at your property, TFPM will cover all costs incurred in removing a tenant from your home for a fee of 35¢ per day. Without such coverage, TFPM charges \$75 per hour for the eviction process. In comparison, this is very inexpensive when compared to an attorney who would charge \$600-\$700 just for the initial processing of the file.

#### **RENT PROTECTION ASSURANCE**

Only 62¢ per day (\$225.00 Annually)

This program can only be purchased with the Eviction Protection Assurance Program. TFPM also has a solution to ensure that owner's will receive their monthly income even in the case of a full eviction. If an eviction becomes necessary at your property, and the tenant refuses to leave the home after late notices have been served—TopFlight offers a program that will guarantee a continued 30-days of income to the Owner for a fee of 62¢ per day for both programs. Given that most evictions take around 45-60 days—this will further prevent catastrophic and unforeseen losses to an Owner should an eviction be necessary. Every effort will be made to mitigate losses by working with a bad tenant—but this program will ensure owners will receive at least 30 days of compensation while a tenant is being removed. If a Tenant is in the eviction process, an Owner will receive a total of one Month's rental amount minus the management fee, once TopFlight gains possession of said property.

**PROPERTY PROTECTION ASSURANCE**

Only 55¢ per day (\$200.00 Annually)

TopFlight agrees to pay up to the amount of \$2000 for the direct cost of property damage and/or repair for any such items directly attributed to tenant responsibility as determined during the Tenant’s final move-out inspection or during any subsequent re-inspection or walkthrough or discovered and reported to TopFlight within a period of time not to exceed fifteen (15) days after the termination of tenancy. Only items deemed to be of Tenant responsibility, and not for such items determined to be of normal wear and tear, cleaning, and/or Owner responsibility, shall be covered by the Property Protection Plan. Coverage for depreciable items such as paint, carpet, and appliances will be assessed based on the product’s value and its generally accepted service life-span at the time of tenant occupancy.

**ULTIMATE PROTECTION ASSURANCE**

Only \$1.03 per day (\$375.00 Annually)

Bundle your protection plans together and get all 3 for a low cost of only \$1.03 per day.

Please Note\*\*

- Funds at no-time will be paid to owners and/or Owners representatives;
- Funds will only be paid out to TopFlight vendors after completion of work
- Owners will not be able to bring legal action on tenants for any damages paid for by TopFlight.
- Owners can only enroll within the first 30 days of the Management Agreement or Lease start date.

**Please sign me up for the following (please initial) (pricing approximate):**

- \_\_\_\_\_ No Coverage. “No, I want to pay all the cost myself.”
- \_\_\_\_\_ 35¢ a day - “Eviction cost covered up to \$500” – Eviction Protection
- \_\_\_\_\_ 62¢ / day – “I don’t like stress” – Both Eviction Protection & Rent Protection.
- \_\_\_\_\_ 55¢ / day - “Property covered for damages caused by tenant up to \$2000.”- Property Protection
- \_\_\_\_\_ \$1.03 / day – “All 3 Protects Me” Ultimate protection gives all 3 plans.

**I/We understand that any/all programs selected will be billed and deducted from owner proceeds annually from the time you signed up.**

_____	_____	_____	_____
Primary Owner	Date	Secondary Owner	Date

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*“Providing TopFlight Service”*