

EVICTON AGREEMENT

OWNER/LANDLORD NAME: _____

PROPERTY ADDRESS: _____

- This is a binding agreement (this “Agreement”) between the above referenced Owner/Landlord (the “Owner”), and Aaron Sams (the “Agent). The purpose of this agreement is to confirm the scope of the engagement and the nature of the services the Agent will render in connection with evictions for tenants at the above-mentioned address.
- The Agent does not represent that he is a licensed attorney. The Agent may be a licensed broker in the State of Texas. This agreement does not establish a broker/client relationship.
- While providing eviction support services, the Agent will rely on the information and data provided by the Owner. The Owner is solely responsible for the accuracy and completeness of the information provided. The Agent has no obligation to confirm the accuracy of the supporting documentation provided independently. The Owner agrees to be available for phone consults with the Agent during reasonable times. The Owner agrees to inform the Agent of any new developments or information regarding the eviction matter after engagement.
- The Owner acknowledges that services will not be performed, nor will documents be filed into the applicable fees have been paid in full to Agent.

NEEDED SUPPORTING DOCUMENTS (Please email to aaron@samsonestop.com):

- *Copy of Executed Written Current Lease *Copies of Tenant’s IDs (military ID if applicable)
- *Tenant Payment History Ledger Summary *Any Pertinent Tenant/Owner Correspondence
- *Evidence of Notice Delivery (if applicable) * Proof/Evidence of Lease or Criminal Violations (if applicable)

EVICTON SERVICE OPTIONS: (Place an “x” next to the desired service):

___ : **Basic Eviction Package (\$500 To Agent – Excludes Court Costs and/or Appeals)**

- ✓ Drafting and Delivery of Notice to Vacate/Notice To Pay Or Vacate
- ✓ Drafting and Filing Eviction Petition Appropriate Jurisdiction
- ✓ Appearance at Court On Behalf of Owner/Landlord For Eviction Hearing
- ✓ Obtaining Writ of Possession After Eviction Judgement To Regain Possession of Property w/Constables

Period of Performance:

- ❖ The Agent will prepare and deliver Notice To Vacate/Notice To Pay or Vacate (3 or 30 days) within 2 business days of receipt of the requested supporting documentation.
- ❖ After expiration of Notice to Vacate/Notice To Pay or Vacate period (3 or 30 days), the Agent will prepare and file the eviction petition to request an eviction hearing within 2 business days. The estimated timeframe for a hearing is 21 days from the date of filing.
- ❖ Once the 5-day appeal period elapses after the date of the eviction hearing, the Agent will prepare and file a writ of possession within 2 business days. The estimated timeframe for the constables to execute the writ of possession is 14-21 days from the date of filing.

EVICTON AGREEMENT

ALA CARTE FEES & SERVICE OPTIONS: (As Requested):

- ___: Drafting and Delivery of Notice To Vacate/Notice to Pay Or Vacate Only (\$150 – excludes postage fees)
- ___: Drafting and Filing Eviction Petition Only (\$150 – excludes court costs)
- ___: Eviction Filing Court Cost For Leases With Only One Tenant: \$178
- ___: Eviction Filing Court Cost For Leases With Two or More Tenants: \$288
- ___: Court Appearance On Behalf of Owner Only (\$350)
- ___: Writ of Possession Filing Fee Court Cost (\$278)
- ___: Eviction Appeal Support To Include Hearing Appearance and Drafting of Order For Judgement: (\$250)

TOTAL AMOUNT OWED: _____

PAYMENT OPTION (place an “x” next to the desired payment option)

- ___ Online Invoice For ACH Bank Payment (insert email address:) _____
- ___ Credit Card (will add 3% processing fee)
 - Cardholder Name: _____
 - Card Number: _____
 - Card Security Code: _____
 - Billing Address Zip Code: _____
- ___ Zelle (please send to phone number 210-788-1034)

OWNER ACKNOWLEDGEMENT:

- Owner Name (if entity): _____
- POC Name/Title: _____
- POC Signature: _____
- Date of Signature: _____
- POC Phone: # _____ POC Email: _____