

# Risk Mitigation Guarantee



**Question:** What if my tenants' pet causes damage?  
**Answer:** Property Management Company will pay



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As a client of our Property Management Company, you can feel at ease while we take care of everything for you. This includes managing two significant risks that landlords often encounter: legal fees associated with evictions and potential pet damage.

## How can we do this?

Thanks to our thorough screening and efficient processes, we are pleased to provide you with this service.

Our risk mitigation guarantee covers up to \$1,000 in eviction legal fees or \$1,000 in pet damage (with a cap of \$1,000 per lease) if these expenses exceed the tenants' security deposit.

<b>Event:</b>	<b>\$ Coverage Amount</b>
<b>EVICTON FEES</b>	<b>\$1,000</b>
<b>PET DAMAGE</b>	<b>\$1,000</b>

**\*maximum payout per lease not to exceed \$1,000**

## **Plan Administration / Eligibility Requirements:**

Landlord account with our Property Management must be in good standing and with no violations of the terms of the Residential Management Agreement. Termination of the Residential Management Agreement shall cause enrollment in Risk Mitigation to immediately terminate and our Property Management Company shall not be responsible for any claims either past or future.

Resident must have been procured by Property Management and on a Property Management lease agreement with a start date of November 1, 2024 or later.

In the event a resident defaults on the payment or rent, our Property Management will have the sole right and sole discretion to institute legal proceedings for an eviction.

All legal fees incurred or charges for pet damage will first be billed to the resident. Our Property Management will first attempt to collect funds from resident to reimburse owner. If our Property Management does not collect these funds from resident, then our Property Management will pay these expenses within the coverage limits stated above.

All amounts due from resident for legal fees or pet damage will first be deducted from the residents security deposit, and Property Management will pay any amount over the security deposit to the maximum payout amount. Property Management will have a first claim position against resident for any payment(s) recovered.

The maximum payout by Property Management per lease agreement will not exceed \$1,000.

All payouts by Property Management will be made after the resident has vacated the premise and after the completion of the security deposit disposition by Property Management .

Any lease or pet administration fees charged to the resident will be retained by Property Management .

This guarantee applies only to animals approved by Property Management and does not apply if a resident has an unapproved animal. This guarantee excludes service animals and emotional support animals per Fair Housing guidelines. This guarantee excludes eviction fees for any resident on any government subsidized program including Section 8.