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## **RENT ASSURANCE PROGRAM**

To coincide with our Eviction Protection Program, TPD Property Management also has a solution to ensure the 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 a late notice has been service, TPD Property Management offers a program that will guarantee a continued 30 days of income to the owner. Most evictions take between 20 and 30 days this will further prevent catastrophic and unforeseen rent losses to an owner should an evicting be necessary. Every effort will be made to mitigate losses by working with a bad tenant. However, with this program, owners will receive at least 30 days of compensation while a tenant is being removed.

TPD Property Management will pay the owner ONE MONTHS rental income if a tenant is evicted by the courts and forced to vacate with a writ of possession being executed by law enforcement. Idaho State Law does not allow for "double rent collection" therefore if a tenant is placed within the month of eviction the rents paid to the owner will be pro-rated based on the new tenants occupancy date.

*Example:*

*A tenant does not pay rent by the 5<sup>th</sup> of the month, TPD Property Management will post a proper three (3) day notice to pay or vacate. At the end of the 3-day time period an eviction filing will be started, we will attend court proceedings as necessary and file for a writ of possession.*

TPD Property Management reserves the right to negotiate with the tenant regarding unpaid rents for up to 15 days during the month that is unpaid. TPD Property Management will reimburse the owner for any lost rents (up to 30 days) until possession is gained and the property can be marketed again.

The monthly fee to participate in this program is just \$9 per month.

This program does not cover early termination fees, tenants vacating with a military or court order clause, abandonments, or mitigated move outs. In most cases where a tenant willingly vacates the home would go back on the market to immediately be re-rent, which would minimize any income losses. Rent Assurance is only offered to owners who have allowed TPD Property Management to properly screen and place tenants in the home with a fully executed lease in place.

Owner Name: \_\_\_\_\_

Address of Home: \_\_\_\_\_

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Owner Signature:

Date