

# LandlordSolutions

253.396.0010 | 866.877.9688Fax | evictions@landlordsolutionsinc.com

From: \_\_\_\_\_ Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

The following documents are included:

- Lease / Rental Agreement
- Notice (3-day, 20-day, 10-day)
- Tenant Application
- Notice of rent increase
- HUD / Section 8 contract
- Move-in Checklist
- Ledger

Additional information or instructions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tenant(s) Name: \_\_\_\_\_ DOB \_\_\_\_\_ SNN \_\_\_\_\_

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Property Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Does the property have a secured entrance? Yes No Code: \_\_\_\_\_

How was the Notice served? Personal on \_\_\_\_\_ Time \_\_\_\_\_ Date \_\_\_\_\_

How many copies \_\_\_\_\_

Served by \_\_\_\_\_

Posted by \_\_\_\_\_ Time \_\_\_\_\_ Date \_\_\_\_\_

How many copies \_\_\_\_\_

Mailed by \_\_\_\_\_ Date \_\_\_\_\_

How many copies \_\_\_\_\_

Number of children and approx. ages: \_\_\_\_\_

Are there any detached storage units or garages? Yes No

List types of pets known to be living at the residence:

\_\_\_\_\_

Do the tenants have any disabilities/mental health conditions that will require special accommodations? Yes No

If yes, please include other agencies to be contacted, caseworker's name:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## HAZARD INFORMATION

To your best knowledge: Do the tenants pose a threat to detectives involved in the physical eviction?  
(Drug activity, criminal activity, known to be armed, mentally disturbed, history of assaults or threats etc). Yes No

If yes, please describe below:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# EVICIONS

## Agreement for Services

THE UNDERSIGNED client hereby agrees to contract with LandlordSolutions, Inc. for assistance in tenant evictions. LandlordSolutions shall act as an agent for the client. The client agrees to provide LandlordSolutions with complete and accurate information with regard to the client's tenant. The client agrees to keep LandlordSolutions informed of any issues or changes with regard to the tenant and the tenancy during the eviction process.

The client acknowledges that LandlordSolutions does not give legal advice. On your behalf Landlord Solutions Inc. will consult with and retain an attorney to represent you. Landlord Solutions will pay for the attorney's services pursuant to our agreement. Landlord Solutions may not interfere with the attorney's professional judgment or the client-lawyer relationship and by signing our agreement you are giving informed consent pursuant to the Rules of Professional Conduct Rule 1.8(f) and RPC 5.4(d). The lawyer's name, address and Washington State Bar number will be provided to you. The client agrees to pay the following rates for the following services:

Post Foreclosure Notice	\$65.00*
Declaration of Service	\$25.00*
Draft Tenant Notice	\$85.00* (plus process service)
Summons and Complaint	\$175.00-\$200.00* (plus process service)
Default – Judgment	\$320.00-\$360.00*
Show Cause Hearing	\$555.00-\$595.00*
Writ of Restitution**	\$140.00-\$300.00**
Posting Order	\$325.00*

\* All prices are subject to change without notice.  
 \*\* This fee is set by the Sheriff Departments of each county and will vary. The client agrees to pay the charges required to process the writ of restitution. This fee includes posting the writ and a deputy being onsite for one hour of civil standby time during the physical eviction. If the deputy is required to be onsite beyond the first hour you may be charged an additional \$65.00 per hour by the sheriff department and invoiced through LandlordSolutions.

These rates do not apply if the tenant has an attorney that is representing them; if the eviction requires other legal services beyond what is described above. Those special cases will be discussed with the client.

The client acknowledges that LandlordSolutions does not make any guarantee with regard to the outcome of the eviction.

The client agrees to pay the (above) rates for services as outlined above. Payment is due and owing at the completion of services by LandlordSolutions. Invoices will be emailed to you unless you request otherwise. The client agrees to be fully responsible for the above charges. If the client fails to pay the charges within fifteen (15) days from the "Invoice Date" a late fee of \$75.00 may be charged on balances of \$200.00 or more; for balances less than \$200.00 a late fee of \$25.00 may be charged. A \$35.00 fee will be charged on all returned checks plus any late fees and interest. Past due balances shall bear interest at one and one-half (1.5%) per month until paid. The client agrees to be responsible for all cost of suit, including reasonable attorney fees and court costs should LandlordSolutions be required to file suit on this agreement to collect any fees and costs owed.

All invoices will be sent via email unless otherwise requested.

The client acknowledges that the above contract has been read. The client acknowledges that LandlordSolutions does not provide any legal advice.

Print Name	Title
Signature	Date

## Contact and Billing Information

Name	Title	Company Name
Street	City	State      Zip Code
Phone	Cell	Fax

Email (we will use this email address to send case status updates & invoices) \_\_\_\_\_

How did you hear about us? \_\_\_\_\_ Have you done evictions in the past?    Yes    No

Who have you used to do your evictions? \_\_\_\_\_

Would you like information on our Tenant Screening    Yes    No    -or-    RentWatch our monitoring service?    Yes    No

Are you a member of:  
 RHA    NARPM    IREM    WMFHA    WLA    Other: \_\_\_\_\_

Account Type (Open / Prepay) \_\_\_\_\_

Approved: LANDLORDSOLUTIONS, INC.

Jim Henderson Jr., President	Date Approved

## Authorized User

An Authorized User is a person you authorize to use your LandlordSolutions account. You agree to be responsible for all transactions the Authorized Signer makes on your account. The terms and conditions of your Agreement for Services and Account Terms will remain the same.

### Primary Account Signer

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Print Name \_\_\_\_\_ Title \_\_\_\_\_

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Signature \_\_\_\_\_ Date \_\_\_\_\_

### First Authorized User

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Print Name \_\_\_\_\_ Title \_\_\_\_\_

---

Email Address \_\_\_\_\_

---

Phone \_\_\_\_\_

### Second Authorized User

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Print Name \_\_\_\_\_ Title \_\_\_\_\_

---

Email Address \_\_\_\_\_

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Phone \_\_\_\_\_

### Account Terms

You must have an account established with LandlordSolutions prior to any services being performed. When establishing Open Account Terms with LandlordSolutions, we require a valid credit card or debit card be placed on file with us as a form of payment guarantee. If Open Account Terms are granted, you will be invoiced for services rendered. Invoices will be sent via email. Should any invoice become 16 days, from the "invoice date", or more delinquent LandlordSolutions reserves the right to charge the invoice amount plus any late fees and finance charges to the credit card or debit card on file. If the credit card or debit card is declined for any reason a \$35.00 declined card fee may be charged. I authorize and request LandlordSolutions, Inc. to charge my credit card or debit card the invoice amount plus any late fees, finance charges and declined card fees should any one or more than one invoices become delinquent. This provision does not apply to disputed invoices. Because all transactions are conducted electronically, it is understood and agreed that the physical credit card or debit card need not be present with LandlordSolutions in order for the charge to the card to be valid and that the validity of such charge will not be challenged in this context. Further, it is understood and agreed that the person, firm or company to whom credit is granted is liable for payment of all invoices. A person, firm or company to whom credit is granted may

have a third party pay an invoice directly to LandlordSolutions. However, it is understood and agreed that LandlordSolutions has no relationship with such third parties and has no obligation to collect from them. Payment obligation rests solely with the person, firm or company to who credit was originally granted and that LandlordSolutions will hold that person, firm or company liable for payment of any invoice submitted to a third party for payment. LandlordSolutions reserves the right to restrict the credit of any customer for any reason.

I authorize and request LandlordSolutions, Inc. to charge my credit card or debit card the invoice amount plus any late fees and finance charges should any one or more than one invoices become delinquent. This authorization will remain valid until 30 days after we receive written notice from you terminating our authority to charge your credit or debit card. We may terminate your service at any time in our sole and absolute discretion if any charge to your credit or debit card is declined or reversed, your credit or debit card expires and you have not provided us with a valid replacement credit or debit card or in case of any other non-payment of account charges. I realize this information will be used solely for the purpose of the consumer withdrawal.

### Credit Card or Debit Card

Visa  
  M/C  
  Amex  
  Discover

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Credit Card or Debit Card Number Expiration Date Security Code

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Print Name

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Street City State Zip Code

---

Signature Date