



# Landlord Rescue Program

This form will serve as an agreement between that Owner and Empire Property Management Group that will allow us to represent the Owner in dealing with a non-paying or difficult tenant currently in their home. The intent will be to either get a non performing tenant out of the home, or to put them onto a current and binding lease agreement written by Empire Property Management Group.

The following actions will be taken in attempts to assist the Owner:

- 1) Get your tenant to start paying rent with an updated lease agreement --or --
- 2) Post notices to vacate and begin the eviction process
- 3) Follow through with an eviction to remove a defaulting tenant
- 4) Clean up the property and get it rent ready at owner expense
- 5) Advertise the property for rent – Screen applicants as presented
- 6) Place a new tenant in the home using our qualification procedures
- 7) Offer an owner Eviction Assurance for future tenants

The cost for this service is a **flat fee of \$400** plus expenses for an eviction if it becomes necessary. After a management agreement is signed, we will engage services on your behalf to pursue collections from a non-paying tenant, or to start an eviction.

The undersigned agrees to participate in the Landlord Rescue program by allowing Empire Property Management Group to represent them in negotiations to correct or remove the current tenant. Owner agrees to pay **\$400 for the Landlord Rescue Program** in addition to signing a property management agreement. Should the owner decide to cancel services during or after an eviction effort has been put forth, there will be a cancellation fee equal to one month's rent.

Owner Name, Phone # and Email: \_\_\_\_\_

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

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

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