

Eviction Services Addendum

The following becomes a part of the Management Agreement. All other terms of the agreement remain without change.

For eviction services: \$6.00 per month per unit managed for which Agent agrees to pay legal fees and court costs in connection with an Unlawful Detainer Action for all tenants placed in the property by HomeRiver San Antonio formerly Boardwalk RPM. Additionally, should the tenant request and be granted a jury trial for the Unlawful Detainer Action, the Owner agrees that Agent will not be responsible to pay any costs incurred to litigate this case, and the Owner agrees to pay all costs, including, but not limited to, attorney fees, court costs, court reporter fees, and \$ 75.00 per hour for Agent to appear in court for the Owner.

Additional Clause For New Management Agreements

Eviction services for existing tenants: In the event an Unlawful Detainer Action is necessary within the first one hundred eighty (180) days of this Agreement, for a tenant that was in the Premises prior to the commencement of this Agreement, the Owner shall be responsible for all expenses incurred in connection with the Unlawful Detainer Action. Furthermore, the Owner agrees to pay the Agent a fee of \$75.00 as an administration fee if the action is not contested by the tenant, or an additional fee of \$150.00 if the action is contested by the tenant. Additionally, should the tenant request and be granted a jury trial for the Unlawful Detainer Action, the Owner agrees to pay Agent \$75.00 per hour for Agent to assist in the litigation of the action. If the property is vacant when this Agreement begins this paragraph does not apply.

HomeRiver San Antonio _____
Broker's Principal Name

Owner

By: _____

By: _____

Date: _____

Date: _____