

Fast Eviction Service

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NEW CASE INFORMATION

PLEASE ANSWER ALL QUESTIONS. Any error could result in a dismissal or significant delay in your case which may result in additional costs / fees.

1. Name ALL individual owners / landlords of the property. _____

2. Is your property in the name of a Trust? If so, please specify name of trust, trustee, and date of trust:

3. Do you do business under a fictitious name? (Ex: John Doe dba Greenwood Apts.) (No) (Yes)
If yes, please provide county that your fictitious business name is filed in: _____
4. Do you want protection against unknown tenants (Arietta)? (Yes) (No) This protection is highly suggested for large families or tenants with subtenants. Arietta protection ensures that all known and unknown occupants are evicted. Without Arietta protection there is a possibility that the tenants can delay the eviction by having an unknown third party file a fraudulent claim with the court which delays the eviction by an additional two weeks or more and also requires that the attorney attend a hearing with your paying an appearance fee.
5. Have there been any rent increases (No) (Yes). If yes, please fax a copy of the most recent rent increase: **VERBAL RENT INCREASES ARE NOT VALID** and you may have a problem if the tenant never paid the increased amount.
6. If you have no written agreement or lost it, what date did your tenants move in? _____
NOTE: You cannot recover attorney fees without a signed rental agreement that provides for the recovery of attorney fees.
7. For 3 Day Notice cases: Is the amount on the notice only for the amount of rent owed? (Yes) (No)
WARNING: If late fees or other fees are included, you can possibly lose your case.
8. For 30/60 Day Notice cases: Have you accepted rent after the Notice Expires period? (Yes) (No)
9. Have there been any habitability complaints made by the tenants within the last 6 months? If so, specify example: plumbing problems, roof leaks, roaches / rodents. _____

Can you provide receipts for documentation of the repairs made? (Yes) (No) Not Applicable

Have you received notices or citations from Code Enforcement or the City? (Yes) (No) Not Applicable

FAILURE TO REVEAL HABITABILITY ISSUES NOW, COULD RESULT IN A POSSIBLE LOSS OF YOUR CASE!!!

10. Is any tenant on active duty in the Military? (Yes) (No)
11. Does your tenant receive Section 8 or Housing Assistance? _____

12. Please give a brief description of each tenant for serving purposes.

Example: Age, Race, Hair Color, Weight/Height. _____

Tenant #1 _____ Tenant #2 _____