

Fast Eviction Service

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RETAINER AGREEMENT • UNLAWFUL DETAINER

The undersigned Client hereby retains the attorney as his representative in an Unlawful Detainer Action regarding real property.

As compensation for the legal services herein only, Client agrees to pay the sum of \$_____ include all costs relative to filing fees, process serving fees, Sheriffs fees, and Writ of Possession fees which shall include all costs as above however no trial. In the event tenant files an answer there will be an extra \$_____ charge. An Arietta (3rd party claim) is \$_____ and a Bankruptcy Relief From Stay is \$_____. Client is aware that no specific result or judgment can be guaranteed and that no such representation is implied here and this retainer does not cover unexpected representations caused by defendant's filing of Demurrer, Bankruptcy, or possession claims by other than defendants named herein, nor special conferences with representing attorney(s) and all known/unknown agreements between client and defendant, oral or written. Cost of such unknown or unexpected circumstances shall be paid in advance by client herein at a sum agreed to by client unless agreed upon otherwise.

Client is aware that it is possible to complete the eviction within a certain time frame from date of service of the Summons and Complaint, providing RESTITUTION JUDGMENT only is requested with a Restitution Judgment, the time may be lengthened to allow the presiding judge or judge-pro-tem to approve the judgment. Time may also be lengthened because of above average work load with the court clerks, judges or sheriffs office. Client is further aware that this office will submit proper paperwork to proper courts at the proper times and cannot control the court system as to processing paperwork. Upon request, a money judgment will be obtained at no extra costs and will take from 4 to 6 weeks. No Abstract of judgment is obtained unless discussed.

In the event the Defendant files an answer, Client herein agrees to appear as a witness or designate a person knowledgeable of the facts pertaining to the within case to appear as a witness at trial. Client will be represented at trial by our designated attorney without further cost to client other than that cost herein above stated.

IF LANDLORD ACCEPTS ANY RENT AFTER SERVICE OF 3 DAY NOTICE THIS CASE IS VOID...

If client desires to place the money judgment for collection within these offices, a further fee of 40% shall be charged.

A consultation with an Attorney may be scheduled at a Normal Rate to ask any additional questions.

The undersigned client does hereby approve the terms of the above retainer agreement and have received a copy of same.

Date: _____

Name: _____

Home Phone: _____

Address: _____

Work Phone: _____

City, State, Zip: _____

Hours at Work: _____

Email: _____

Fax: _____