

## Risk Mitigation Guarantee



**Question: What if my tenant's pet causes damage?**

**Answer: Monte Davis Property Management will pay**



**Question: What if my tenant has to be evicted?**

**Answer: Monte Davis Property Management will pay**

As an MDPM owner-client, you can relax and let us handle everything, including two of the biggest risks that a landlord may face: eviction legal fees and pet damage.

How can we do this? Because our screening process is so thorough, and our procedures are so tight, we are able to offer you these services.

Our risk mitigation guarantee will reimburse you up to \$1,000 in eviction legal fees, or \$1,000 in pet damage (to a maximum of \$1,000 per lease) if these costs exceed the amount of the tenant's security deposit.

Risk Mitigation Guarantee Payout Limits	
Pet Damage	\$1,000
Eviction Legal Fees	\$1,000
NOTE: Maximum payout per Lease not to exceed \$1,000	

### Plan Administration and Eligibility Requirements

Landlord account with MDPM must be in good standing and with no violations of the terms of the Residential Management Agreement. Termination of the Residential Management Agreement shall cause enrollment in Risk Mitigation to immediately terminate and MDPM shall not be responsible for any claims, either past or future.

Resident must have been procured by MDPM and on an MDPM Lease Agreement with a start date of April 1, 2021 or later.

In the event a resident defaults on the payment or rent, MDPM will have the sole right and sole discretion to institute legal proceedings for an eviction.

All legal fees incurred or charges for pet damage will first be billed to the resident. MDPM will first attempt to collect funds from resident to reimburse owner. If MDPM does not collect these funds from resident, then MDPM will pay these expenses within the coverage limits stated above.

All amounts due from resident for legal fees or pet damage will first be deducted from the residents security deposit, and MDPM will pay any amount over the security deposit to the maximum payout amount. MDPM will have a first claim position against resident for any payment(s) recovered.

The maximum payout by MDPM per Lease Agreement will not exceed \$1,000.

All payouts by MDPM will be made after the resident has vacated the premises and after the completion of the security deposit disposition by MDPM.

Any Lease or pet administration fees charged to the resident will be retained by MDPM.

This guarantee applies only to pets approved by MDPM, and does not apply if a resident has an unauthorized pet. This guarantee excludes service animals and emotional support animals per Fair Housing guidelines. This guarantee excludes eviction fees for any resident on any government subsidized program including Section 8.