

**TKF MANAGEMENT, INC**  
d.b.a. **1st Choice Property Management**

**Eviction Protection Program**

1<sup>st</sup> Choice is pleased to announce our *Eviction Protection Program!*

This program is in response to concerns of the rising cost of evictions. Despite our best efforts to insure that we screen and only select the best qualified tenants, sometimes legal action becomes our only option available to enforce the terms of the lease agreement. Hundreds of evictions are filed every week in Tarrant and the surrounding counties. The cost of an eviction currently begins at \$121 for a single individual, \$196 for 2 leaseholders and can reach well over \$1000 with other outlining expenses.

In an effort to help our owners avoid or at least minimize the loss of income normally experience during a legal eviction we are offering the following program:

For a cost of **\$12.50 per month** (per unit) (\$150 annually) we will cover and pay all expenses involved in the eviction process to include the following:

- Eviction Filing Fees.
- Broker Representation Fees.
- Writ of Possession Fees.
- Removal cost of moving their belongings out of the property to the curb. (\$500 cap).

Evictions must be for cause (i.e. non-payment of rent), and cannot be owner caused.

This program does not cover the following:

- Cost of a Jury Trial (extremely rare)
- Lost rents
- Damage to the property

This program is entirely voluntary. If you wish to enroll, please complete the following:

Property Address: \_\_\_\_\_

Owner Name (Printed): \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email to: [info@1stchoicepm.com](mailto:info@1stchoicepm.com)

**-OR-**

FAX to: 817-281-1918