

Perry Friedentag – Eviction Coordinator
5597 S. Mobile Street, Centennial, CO 80015
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Eviction Services Agreement

1. Obtain, Mail, Serve (1 Personal Attempt) and/or Post 3 Day Notice to Pay Rent or Quit for Subject Property. Deliver Copy of 3 Day Notice With Return of Service to Landlord. (\$75)
2. Obtain and File FED Action Documents: County Court Summons, Complaint and Answer. Obtain Court Issued Documents, Serve (2 Personal Attempts) and/or Post Tenant(s) Copies. Deliver Landlord(s) Copies and Original Notarized Return of Service(s) to Landlord. (\$300)
3. Landlord or Attorney Must Appear For Hearing on Scheduled Court Date. If Tenant(s) Files an Answer the Court Will Schedule a Trial Date.

Legal Representation Is Not Included With Eviction Services. Note Bottom of Page _____
Initial

4. After Judgment, Obtain Court Order Writ of Restitution From County Court. Deliver Order and Request Scheduled Eviction With County Sheriff’s Department. Notify Landlord of Scheduled Eviction Date & Time When Received From Assigned Sheriff. (\$275)
24 Hour Notice Required to Cancel Writ Execution With Sheriff and Obtain a Partial Refund.
5. County Court Filing Fees, Process Service Fees and Sheriff Intervention Fees are Included. Mileage fees will be applied based on the location of the subject property and county court filing.

We Agree to the Terms and Conditions of the Eviction Services Agreement.

_____	_____	_____	_____
Perry Friedentag	Date	Landlord(s)	Date
Name of Landlord(s) Address, Phone, Email			
Name of Tenant(s) Phone & Property Address			
Monthly Rent, Amount Owed and Other Lease Violations			

Physical Eviction Agreement

Labor shall be provided at a flat rate of \$50-\$100 per laborer. Number of laborers shall be based on property size, location, amount of personal property to be removed and allowable time determined by Sheriff prior to the eviction. Services only include placing all tenants personal property at a location authorized by Sheriff. Additional fees will apply for contractor bags, locks and roll-off dumpster if necessary. Payment is due upon completion of the physical eviction.

Cancellation of physical eviction services must be received in writing 24 hours prior to scheduled move out date and time or ½ of the minimum hourly charges shall apply.

We Agree to the Above Terms and Conditions of the Physical Eviction Agreement.

_____	_____	_____	_____
Perry Friedentag	Date	Landlord(s)	Date

By signing this document Landlord acknowledges they have been advised that this document has important legal consequences and has been advised to consult with legal counsel before signing this agreement. _____