

4th, LOCK THEM OUT {Continued}

Screwing Shut. Property will be secured to the best of the Locksmith's abilities (to include but not be limited to screwing shut doors, windows, garage doors, doggy doors, sliding doors, and any other possible exterior entry access point.). LVL is **not** responsible for any damages caused to secure the property during the lockout.

Property Repairs. Landlord is responsible for any property repairs, (to include but not be limited to windows, doors, garage doors, sliding doors, door jambs, and any other associated property repairs) caused by Tenants, Occupants, Squatters, and during lockout.

After Lockout Repairs. Landlord's handyman/contractor should any make additional repairs to prevent Tenants, Occupants, Squatters from gaining access to the property.

Property Damages. LVL is **not** responsible for any previous, current, and future damages to the property.

Lockout Complete. Landlord is emailed or texted to make a **final** payment, **sign off**, and **pick up** the **new** keys, etc. at the LVL Evictions office.

5th, STORAGE AND DISPOSAL NOTICES

After Lockout is Completed.

If Tenant has **left behind** any personal property items, **after** lockout, Landlord is **required** to store those items for 30 calendar days, which starts **after** the 1st storage notice is served.

Storage Notices. LVL can serve **both** required storage notices, Storage notice, followed by the Disposal notice, **to protect the Landlord.**

Notice Request+*. Go to "LVLEvictions.com", select "NOTICES", fill in notice request.

* No refunds once requested or performed.

MASTER EVICTION AUTHORIZATION AGREEMENT [MEAA]

Why MEAA? MEAA allows Landlords the opportunity to bypass some paperwork to complete an eviction.


- Landlords can make **one** or **multiple** notice requests per property.
- Emails within three (3) Judicial days, with notice, invoice, and what to do next.
- Landlords can put a credit / debit card on file with LVL or pay by other means for all services.
- LVL sends emails, at the end of notice period, requesting authorization to proceed with the 2nd notices or eviction, or the case will **automatically** close on a specific date.
- LVL will continue the eviction process **until** Landlord sends an **email or text to stop.**

MEAA+*. Go to "LVLEvictions.com", select "MEAA Clients", select "MEAA Package", and fill in request.



PAYMENT OPTIONS

Payment Required Before Services Performed, and Final Payment.

 **Cash** Hand delivery only, do **NOT** mail cash.


 **Check / Cashier's Check / Money Order**

Make payable to: **LVL EVICTIONS**

 **Zelle [Email Payment]** Just go to website:

www.ZellePay.com , sign up and pay.

Email for payments: LVLEvictions@Gmail.com

 **Credit / Debit Cards** Visa, MasterCard, Amex and Discover. There is a five (5%) percent service charge for this payment, added to the invoice.

Final Payment. Landlord is to pay all invoices in **full**.

Balance Refund. LVL will email Landlord an **RHA** (Refund Hold Authorization) for any **unused** balance.

LVL EVICTIONS

LANDLORD EVICTION SERVICES

LANDLORD EVICTION NOTICES, FILINGS, HEARINGS, and LOCKOUTS.

ONLINE Requests. PAYMENT Options.



LVL EVICTIONS

OUR GOAL IS TO SOLVE LANDLORD'S TENANT, OCCUPANT, AND SQUATTER EVICTION PROBLEMS

LVL EVICTIONS OFFICE

**** MUST have an Appointment ****

2840 S Jones Blvd, Ste-1
Las Vegas, NV 89146

Monday to Friday, 9:00am to 5:00pm
No Weekends, No Holidays

PH : 702-628-8826 , TXT : 702-670-1081

EM : LVLEvictions@Gmail.com

WB : www.LVLEvictions.com

LVL Eviction Services

1st, LANDLORD REQUEST A MEETING

Why Meeting? Please fill in a Session Authorization (SA) to speak with LVL about your problems, by phone, text, email, or a face-to-face meeting.

Bring us your Tenant, Occupant, Squatter problems and we will work together to solve them.

Meeting Request +*. Go to “LVLEvictions.com”, select “NOTICES”, select “Session Auth. SA”, fill in the request. **Pricing details.**

* No refunds once scheduled, reviewed, etc.



2nd, LVL SERVES NOTICES

North Las Vegas, Las Vegas and Henderson Court Jurisdictions

Why Notice? LVL can serve **one** or **multiple** notices, at one time, if you have multiple problems with your Tenant, Occupant, or Squatter. LVL takes special care in following the law to give your eviction case the best outcome.

Served On. Requests **before** 5:00pm PST, served the next Judicial day. Requests **after** 5:00pm PST, served the 1st available Judicial day. **No notices served on weekends or holidays.**

Notice Request +*. Go to “LVLEvictions.com”, select “NOTICES”, fill in the request(s). **Pricing details.**

* No refunds once requested or performed.

Notice Email. Emails within three (3) Judicial days, with notice, invoice, and what to do next.

Section-8. Section-8 paid rent to a Landlord requires a little more attention from the beginning to the end. LVL can process your Section-8 case smoothly through the Court.

LVL Process Servers. LVL has the required Licensed Process Servers to serve the eviction notice(s), as per NRS 40.280.



3rd, LVL HANDLES THE EVICTION

Justice Courts of North Las Vegas,
Las Vegas and Henderson
SUMMARY EVICTION

Why LVL Evictions? LVL has the knowledge, attention to details, years of experience, and staff needed to aggressively prepare and plead (argue) your case before the Judge.

LVL knows how to address (focus) the Court’s and Judge’s attention, and how to defend against the Tenant, Occupant, Squatter accusations.

The objective (direction) of LVL is to obtain the **Eviction Order** from the Court.

Obtain Eviction Order +*. Go to “LVLEvictions.com”, select “EVICTION”, then:

- select “Eviction Auth (EVA)”, fill in. **Pricing details.**
- select “Ltd Pwr of Attorney (LPOA)”, fill in.
- email LVL all requested documents from the email Landlord received during the notice step.

* No refunds once prepared, obtained, or filed.

LVL does **not** have a crystal ball, to see what the Tenant, Occupant, or Squatter will do, but LVL can react, collect, prepare, and file the needed responses, with the Court, to protect the Landlord.

LVL will determine which Tenant, Occupant, Squatter accusations need to be answered, so the Judge will be knowing those accusations are **false**, and here are the facts and truth.



LVL HANDLES THE APPEAL +*

The 8th District Court (DC) is the highest Eviction Court in Nevada.

Why Appeal? Tenants, Occupants, and Squatters **may** file an Eviction Appeal, because they hate the Judge, Court, or just wants to **bully** the Landlord into giving up on the eviction to let them stay. **Do not worry.** LVL can handle the Eviction Appeal also.



4th, LOCK THEM OUT North Las Vegas, Las Vegas, and Henderson Jurisdictions

Why Lockout? A Lockout is the only legal way to enforce the **Eviction Order** from the Court.

A lockout removes all Tenants, Occupants, and Squatters, and even pets (animals) from the property. It gives the property back to the Landlord without anyone left in it.

LVL has a working relationship with law enforcement, locksmiths to get the lockout completed in a timely manner, with little to no **problems** or **danger** during the lockout. We do **not** want any Landlord to get **hurt** during this process.

Lockout Request +*. Go to “LVLEvictions.com”, select “EVICTIONS”, “Lockout Auth. LOA” and fill request. **Pricing details.**

* No refunds once scheduled or performed.

Rekey Locks. LVL will rekey all **good entry** door locks to secure the property. A **new** set of keys will be made for the property. Tenant’s, Occupant’s, Squatter’s **old** keys will **no** longer work.

Change Locks. LVL will change any keyless (code entry lock), missing, worn or damaged **entry** door locks, **without** written or verbal approval from Landlord, to expedite (quicken) the Lockout process, secure the property, and charge Landlord.

Gate Locks. LVL will **cut off** any gate locks that **prevent** law enforcement access or **hinder** the ability to secure the property.

Lock Brand. Keyless (code entry lock), missing, worn or damaged **entry** door locks will be replaced with a **standard** keyed brand, (either Kwikset, Schlage, Defiant, etc. brands). For properties with mixed locks, or off brand locks, LVL will determine which brand to use.

* Price per item, Nonrefundable, Nontransferable, Subject to Change.
+ Expenses and Additional Tasks Required or Requested.

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