



NORTH CAROLINA PERKS LETTER

[SINGLE FAMILY RENTAL (SFR) PRICING - Conventional / Market Rate Units]

New pricing effective January 1, 2023

Choosing Loebsack & Brownlee as your Eviction Service Partner comes with some “perks” that we think you might enjoy.

The **first “perk”** is that we provide flat fee pricing for ALL types of eviction cases, not just for non-payment of rent. With Loebsack & Brownlee, your properties will not have to pay “by the hour” anymore for any of their eviction cases, *including* tenant appeals.

We have four tiers of flat fee pricing for our conventional residential evictions:

- 1) **Basic:** \$165 per eviction (non-payment of rent cases that don’t involve tenant defenses or other legal issues requiring a trial).
- 2) **Affirmative Defense:** Starting at +\$75 when required, added to Basic fee (cases where the resident raises a legal defense and the attorney is required to conduct a full trial to obtain judgment).
- 3) **Intermediate:** +\$260 per eviction added to Basic fee (cases where no outside witnesses are needed - e.g. pets, insurance lapse, falsified application, and other similar) **For properties that are project based, our firm does not file these types of evictions.*
- 4) **Complex:** +\$480 per eviction added to Basic fee (cases with complex legal issues or 3rd party witnesses are required - e.g. criminal activity, unauthorized occupants, damage to premises, and other similar) **For properties that are project based, our firm does not file these types of evictions.*

If you have properties located in outlying counties, we can still help your staff save time and money as well as avoid the hassle of preparing and filing evictions. Using our *Administrative Filing Service*, our team will prepare and file your cases (including scheduling a court date convenient for *you*). A member of your staff attends the hearing instead of our attorneys, but they still save hours of lost productivity.

The **second “perk”** with our service is that Loebsack & Brownlee does not charge extra for any legal questions that a Property may have about the eviction cases we file for you. *Phone calls and emails about any of the evictions you file with us are **included** as part of our flat fee pricing...no legal bills.*

Finally, Loebsack & Brownlee also offers *fixed-fee pricing for representing you in tenant appeals cases* that arise out of evictions that we file. For each case, a fixed fee is charged at the outset of our representation. Additional fees may be required, but as with all of our pricing, the fees are flat rates and presented to you in advance.

In addition to our standard flat-fee prices for “Basic” cases, there are occasions when supplemental fees are charged by our attorneys for additional legal work that was involved in the handling of a specific case. Please click [here](#) to see a current list of ancillary charges that might be invoiced to you in such instances. These fees can change from time to time, so please check back anytime if you’d like to review our current pricing.

www.LoebsackBrownlee.com

NORTH CAROLINA: Charlotte (704) 970-3900 • Raleigh (919) 792-1690 • Greensboro (336) 890-6460

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