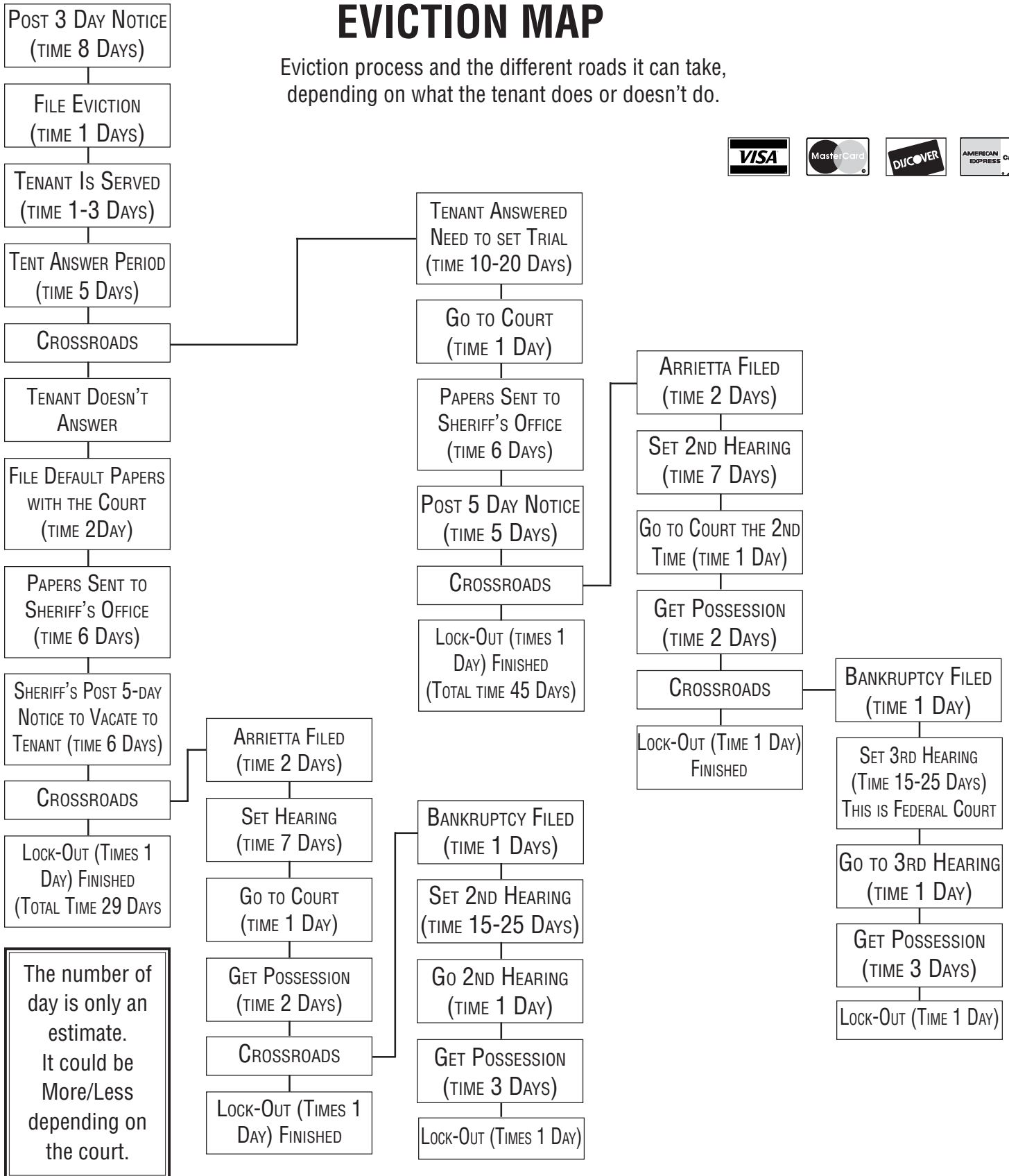


EVICTON MAP

Eviction process and the different roads it can take, depending on what the tenant does or doesn't do.



The number of day is only an estimate. It could be More/Less depending on the court.

EXPLANATION OF TERMS USED IN THE EVICTION MAP

CROSSROADS

This is the time from which the tenant is served the summons to the day the eviction is scheduled to default with the court. The tenant has five days to file the answer from the date they were served.

DEFAULT FILED

This is when the tenant does not answer/respond to the summons with the court and our attorney files a declaration to proceed with the lock-out.

ANSWERS FILED BY THE TENANTS

Should the tenant file an answer in their first 5 days of being served no matter what the tenant claims, the court will automatically set the case for trial.

PAPERS SENT TO SHERIFF

Once the default is filed and/or the trial has been heard, a paper which is called a Writ of Execution is filed with the sheriff to proceed in giving the tenant's notice to vacate.

SHERIFF POSTS 5 DAY NOTICE

Once the writ is processed through the sheriff's office, the sheriff then posts a 5 day notice for the tenant to vacate the property. On that notice, it advises the tenant what date they will need to vacate from the property. (Keep in mind, the sheriff's office also provides the documents to file an arrieta (3rd party claim) to delay the eviction.)

ARRIETA OR 3RD PARTY CLAIM

This is a document filed by the tenant as a delay tactic which delays the eviction approximately 10 days.

BANKRUPTCY

If a tenant files for bankruptcy, it would delay the eviction approximately 30 days due to the time it takes to get a trial in bankruptcy court. We ask for what is called a relief of stay so we can get immediate possession.

It is very important that all of the time frames noted on the eviction map are estimated only. The time may be shorter or longer depending on the court system or how fast they process the paperwork.

We thank you in advance for your cooperation and will do whatever possible to ensure your eviction procedure is completed as quickly as possible.