Eviction rates – Forcible Entry and Unlawful Detainer (FED)

- FED prep and e-filing, fee payment, process service, and one appearance at court – **$395**
- Preparation and service of legal notice by First Class Mail – Includes notice, mailing supplies and postage as well as 15-minute complimentary consultation – **$90**
- Notice posting – Securely affix the notice to the main entrance(s) of the dwelling unit. No charge for drive time or mileage unless property is located more than 40 miles round trip from the Lane County Courthouse. *(Additional mileage charged at standard IRS rate. Additional time charged at drive time rate.)* – **$60**
- FED prep and e-filing – **$150**
- FED filing fee – **$88**
- Appearance fee – **$150 –** for stepping into a case already filed**; $120** for additional appearances on existing case.
- Notice of Restitution prep & filing – **$90**
- Notice of Restitution filing fee – **$18**
- Motion prep & filing - **$95**
- Process service – Serve court eviction papers and file proof of service with court. No charge for time or mileage unless property is located more than 40 miles round trip from the courthouse. *(Additional mileage charged at standard IRS rate.)* – **$65 –** If I hire a process server for service out of the Lane County area, you will be charged whatever their rates are plus a $20 fee to process and pay their invoice.
- Writ of Execution prep and filing with court and Sheriff – **$115**
- Writ of Execution filing fee – **$47**
- Writ of Execution - Sheriff charges – **$139**, 1-2 tenants; **$173**, 3 tenants; **$201**, 4 tenants; **$229** for five or more. All Others count as one tenant.
- Drive time to court outside of Lane County - **$60**/hour + extra mileage round trip from Lane County Courthouse.

(10% discount per case for two or more cases handled on the same day)

Other Services

- Consultation/Expert Witness – **$160**/hour or portion thereof with 15-minute minimum.

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Call for an appointment today!

Managing your case

- No one can predict how a case will turn out, which is why I will encourage you to negotiate along the way. Even if you seem to have all your ducks in a row, the courtroom can be an uncertain place. When you make an agreement with the other side, it gives you some control over the outcome; otherwise, a judge decides for you and one person walks out a winner and the other walks out a loser.
- Also, working with even the worst tenant can lessen the possibility of revenge being inflicted on your property. Settlement agreements, if properly written, are enforceable by the court and have the effect of your tenant waiving their right to a trial, saving you time and money. How? Even if you win at trial, your costs will be much higher and if you pay an attorney to represent you at trial, the costs will explode.
- Any agreement you authorize me to make will be your decision alone. I can help facilitate the agreement and make sure it has all the required elements to make it enforceable, but this is your case, and you will be in complete control over the terms, if any.
- You are welcome to take charge of the case and have me accompany you as your advocate or have me appear in your place and consult with you by phone from the courthouse. There can be good reasons for either choice. If you tend to be a hothead or a pushover, it's best that you stay at arm's length, but that's always your decision.

Recommendations for landlord/tenant disputes

1. **Stay focused on the goal.** Whether that is getting the tenants caught up on payments owing, or getting them out of the property, your goal should be to accomplish that with the minimum cost and time.
2. **Treat your tenants with courtesy and kindness, despite the circumstances.** Allowing them a face-saving way out by not impugning their character or motives can only benefit you in the long run. That's not always possible, but remember, they have control over your asset, and no one knows what another person is capable of when their back is up against the wall. Property managers, police and rental owners have been assaulted and even killed during this process. On the other hand…
3. **You're running a business not a charity, leave your emotions at the door.** Don't let your kind heart get in the way of your good business sense. We are blessed to live in a generous community with abundant social services. You can advise struggling residents of the possible resources available to them by calling the 2-1-1 social services information hotline. Just remember that their problems are theirs to solve, just as your problems are yours to solve.
4. **Talk is cheap, take immediate action upon breach or default by the tenant.** The best way to turn a bad situation around is by kindly yet firmly enforcing the terms of your lease. That doesn't happen by listening to excuses or trying to work with people beyond a certain point. When you start allowing deviations from the rental agreement or don't serve legal notice when you should, you are telling the tenant that they can manipulate you, and that's not a good message to send.
5. **Forgive yourself for your mistakes.** We've all made poor choices in our journey as landlords, so don't beat yourself up - just learn the lesson and move on.