

EVICTION PROCESS

This letter is to explain the North Carolina eviction process and Stevens Realty & Relocation company process.

1. Between the 6th and the 9th of each month we assess the tenants that have not paid. Remember, they have from the 1st through the 6th to pay without a 5% late fee being assessed.
2. We send them the attached drafted letter which is required per their lease agreement. A letter is sent with a secondary deadline date. If they do not pay on or before that deadline date, legal action will begin the following business day, as explained in the letter.
3. We send a copy of the lease, the letter attached and an account ledger to our attorney. He files the papers at the court house and gets a court date. The cost for this process can get up to \$400.00 and will be added to the tenants outstanding balance.
4. We then wait for the court date and there is no action we can take that will expedite the process quicker. The tenant has been made aware of the situation and we let the legal process take its course.
5. Upon the court date, the judge awards possession of the property back to the landlord. Meaning, the tenant has 10 days to satisfy the account or move from the property. Many tenants will come in and make good with the account and this is the end of the situation. However, some tenants will take it to the next level.
6. If the tenant does not vacate the premises within the 10 days given, we then file a WRIT. The WRIT is again processed through the attorney to the court system. There is an additional \$80 charge for this filing. We are then at the mercy of the courts and the sheriff. The sheriff will contact us to make an appointment to meet us at the property. We contact a locksmith and the locksmith, sheriff and Stevens Realty representative will meet at the property for the locks to be changed and the property to be assessed.
7. If the tenant has moved out we assess what will need to be done to get the property back into rentable shape.
8. If the tenant has not vacated, the tenant has 10 days to contact Stevens Realty & Relocation to make arrangements to have their items removed. They will have 1 opportunity to meet us at the property and have their items removed.
9. If they do not contact us, they have abandoned their belongings and they are now the landlords property.

As you can imagine, every eviction process depends on the actions of the tenant. There is not a true determination of how long this can take. A fair estimate is 60 days from beginning to end of getting the tenant out. The repair or clean up can easily take 2-4 more weeks but also depends.

North Carolina law requires us to send the tenant a final disposition. This disposition will tell the tenant exactly what is outstanding and owed on their account. Stevens Realty & Relocation has 30 days to conclude the cost of damages and get that information in the mail.

The tenant then has 10 days to make arrangements or pay the account in full. If the tenant does not make arrangements or pay the account in full, we then have the ability to put it on their credit as a collection item. We do not have to go back through the court system for it to affect them.

They are ultimately sent to a collection company. We report it on their credit and this affects them when they are trying to establish credit, qualify for a loan or purchase a home. It could also affect them in trying to get a job. This is the extent of action taken under a tenant that has not paid their outstanding balance for rent and/or damages. Stevens Realty & Relocation is committed to following these guidelines and from experience, we are confident this is the best method of collection.

In closure, 95% of the tenants that pay late, do come in and make good with their account prior to an eviction filing. I would further say that 95% of the tenants that are actually filed eviction against also make good with their account. I assure you we are doing everything we can and as quickly as we can to rectify the delinquent tenants.

We appreciate your confidence in us and your business! This letter is to educate you on this process and the NC laws. This is simply to help with your understanding of the process however this is a “generic” explanation and a lot of dynamics can change this process. Please do not hesitate to contact me if you have any questions but I am hoping a lot of the questions are answered with this explanation.

Best Regards,
Franchelle Stevens, Broker/Owner