

EVICTION PROCESS

5 STEPS FOR A LANDLORD TO REMOVE A TENANT

Warning: Most "Self-Help Evictions are illegal. You must follow the laws of your State!!

Where do Eviction Laws Come From?

Your State's Property Code
Arkansas' legislature has passed landlord tenant laws that regulate how to evict a tenant.

Judge's Rulings
Judges make rulings on disputes which affect the way the eviction laws are implemented.

Reasons To Evict a Tenant

Failure to Pay the Rent
This is the most common reason for Eviction

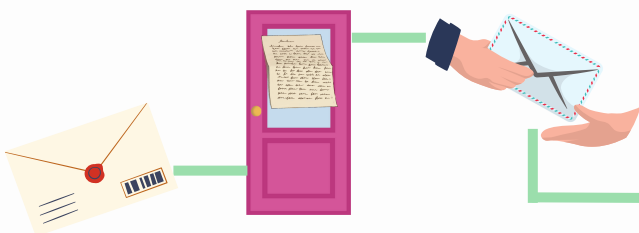
Damaging the Property, Criminal Activity, etc.

Lease is up- and you don't want them to renew

Step 1

Zaffino Law Firm Will Prepare Your Eviction Notice

This must be done right! Zaffino Law Firm will ensure that your Eviction Notice complies with Arkansas guidelines.



Your Eviction Notice Must be Served

Step 2

We make sure that your Eviction Notice is delivered to your tenant in accordance with Arkansas Law. Common ways of service include:

- Certified mail
- Taped on the door
- Personal Service

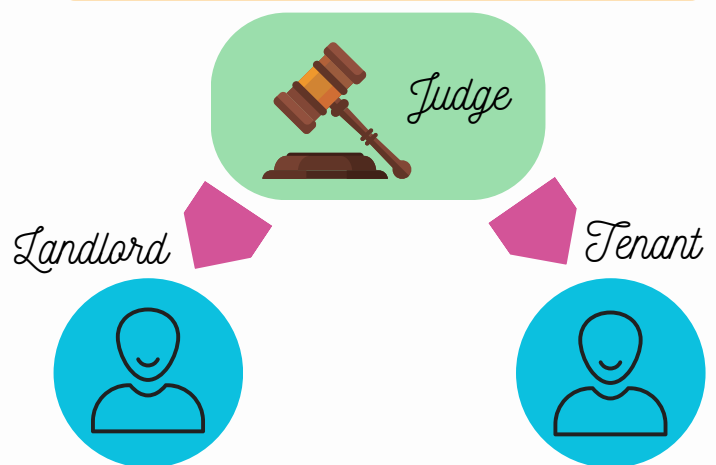
Step 3

Tenant Still There? Time to sue for Unlawful Detainer

We will prepare and file the Unlawful Detainer lawsuit, then have a process server serve it.

Go to Court for the Possession Hearing

Step 4



The Judge will examine all the evidence, listen to each side of the story, and decide if the eviction is valid

Step 5

Still not out? Time to Get the Sheriff Involved

What happens if you win the eviction lawsuit, but your tenant refuses to leave? We prepare a Writ of Possession and coordinate with the Sheriff to give the tenant their final warning and change the locks.

Remember!

This is a general description of the process; evictions can take 2 weeks or 2 months! Pricing varies. Damages hearings are another process.