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## **RISK MANAGEMENT PROGRAM (RMP)**

This fee based program was developed to help good people with their housing needs, when they have an eviction, felony or bad credit and thus are denied housing. This puts an additional work load on Property Managers above and beyond their normal daily duties. We attempt to provide housing for applicants, when no one else will help them. Tenant hardships may be due to a failure to pass a strict screening with other companies. Not all applicants will be approved here at BCI either, but many will be approved.

We at BCI have provisions to help honest people, on a case by case basis. Note; not all applicants will be approved for this RMP program. The following are some of the issues we see. To help, we need to verify a good source of income which is at least three times the rent and we use a check sheet to gage applicant's suitability for our program:

- A. Foreclosure but now must rent, and has a good job.
- B. Bankruptcy which was due to unavoidable circumstances.
- C. Medical charges not covered by insurance, which piled up, but are now resolved.
- D. Divorce hardships, including child support issues.
- E. Lost job..., but now has a good job.
- F. Financial hardships caused by a business failure, or partnership failure.
- G. Eviction or 3-Day Notices, due to spousal non-support issues or explainable hardships like a lost job, which have been unavoidable.

### **BCI provides the following for rental owners:**

- A. If tenant has not paid by the 3<sup>rd</sup> day, we do not wait for 5-days grace but we will make a personal visit to the tenant when they are home.
- B. We will not charge the owner for the \$200 initial Eviction fee before a tenant account is sent to our Attorney Fredrick Header.
- C. Owners will NOT be charged the \$65 Notice Fee.
- D. Owners will NOT pay a Lease-up fee for the next new tenant, thus saving owner an average of several hundred dollars!
- E. Owner receives additional Tenant Watch reports, on any unusual activity.

**Note:** See the Risk Management Addendum for additional details. See application form.

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