



## The Eviction Center

A Registered & Bonded Unlawful Detainer Assistant Company

# Restoration/Lock-Out Process Do's & Don'ts

- **DO**
  - Arrive 30 minutes early.
  - Make contact with the deputies when you see them arrive. Get their attention and identify yourself as the authorized agent to take possession.
  - Provide the deputies a means of entry to the premises. Generally, a lock-smith, passkey, or other means of accomplishing entry is used. The deputies must enter the premises first. They will not kick open the door or crawl through a window.
  - Call The Eviction Center prior to the restoration/lock-out date if you have any updated officer safety information that was not included in the eviction instruction form.
  - Call The Eviction Center if unforeseen circumstances prevent you from making your scheduled restoration/lock-out time.
  - Keep the 'Eviction Restoration Notice' which is your proof a lawful eviction has taken place.
  - Contact the local law enforcement agency to report any violation by the former tenant.
  - At times, the deputies will get held up at a previous lock-out. They ask you wait for them up to an hour. Call The Eviction Center if that time has passed and no one has showed up.
- **DO NOT**
  - Do NOT park in front of the premises or make contact with the occupants.
  - Do NOT go inside the premises before the deputies' arrival. If you do, you will be deemed to have taken possession, the restoration/lock-out will not take place, and you will not receive an 'Eviction Restoration Notice'

IF YOU OR YOUR AGENT DOES NOT APPEAR AT THE SCHEDULED TIME OR IF YOU CANNOT PROVIDE THE DEPUTIES WITH ACCESS TO THE PREMISES, THE RESTORATION/LOCK-OUT WILL NOT TAKE PLACE.

### Let us help you rescue your real estate investment!

Serving you at these locations. No Office Visit Required!

#### **Beaumont Office**

1051 East 1<sup>st</sup> St  
Beaumont, CA 92223  
Phone: 951-845-5499  
Fax: 951-845-7796  
E-mail: [Evict01@aol.com](mailto:Evict01@aol.com)

#### **Hemet Office**

1001 E. Morton Place St., Ste C  
Hemet, CA 92543  
Phone: 951-929-3219  
Fax: 951-929-4019  
E-mail: [Evict03@aol.com](mailto:Evict03@aol.com)

All Offices: Saturdays by appointment only. Closed most legal holidays.

[www.Eviction-Center.com](http://www.Eviction-Center.com)