INCLUDED WITH EVERY RESIDENT WE PLACE

The Protection Promise

We screen them. We stand behind them.

Every resident Timberline screens and places comes with these protections built in, with no add-on and no extra monthly charge to you.

EVICTION PROTECTION

Up to $10,000

If a resident we placed must be evicted, we pay attorney fees, court costs and sheriff fees.

LOST RENT PROTECTION

Up to 2 months

Rent during an eviction or after a resident abandons the home, while we re-lease. Up to $5,000.

DAMAGE PROTECTION

Up to $2,000

For resident-caused damage beyond what the security deposit covers.

PET DAMAGE PROTECTION

Up to $2,500 per home

Approved-pet damage that would qualify as a security deposit charge, once it exceeds the security and pet deposits held.

RE-LEASING GUARANTEE

Fee waived

If a resident we placed leaves before 9 months of a 12-month lease, or 75% of a longer one, including military PCS moves.

RESIDENT LIABILITY

Up to $100,000

Every resident carries renters insurance or is enrolled in our tenant liability program for fire, smoke and water damage they cause.

$0
TO THE OWNER

Clean Home Standard

Between every resident, the home is professionally cleaned and the carpets are steam cleaned with added pet treatment and deodorizing. If the law allows the cost to be charged to the resident's deposit, it is. If not, Timberline pays. **Either way, you don't pay.**

As of Jan. 1, 2026, Colorado law (HB25-1249) limits cleaning charges against deposits.

Paid by us

RADON TESTING

Tenant-requested radon tests by a licensed professional with commercial-grade devices.

0.4%
VS. OVER 20%

Why we can make this promise

Screening works. TransUnion data shows renters in the strongest credit-based score bands are evicted or skip under 0.4% of the time; the weakest top 20%. That's why we can stand behind every resident we place.

Protections apply to residents screened and placed by Timberline. Timberline's total payments are capped at $12,500 per home, per tenancy. Limits, conditions and exclusions are in your management agreement. Assistance animals are not pets and are not subject to pet fees.

Want even more? Ask about our optional Owner Benefit Package.

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Protecting and preserving properties for over 20 years