Rent & Legal Protection: the lifesaver for landlords...

Rent & Legal Protection with a difference.

This Rent & Legal Protection service means that, should the unexpected happen, you'll always get the income you expect from your tenants, and it will also support you if you need legal representation to recover your property.

First month's rent paid if the tenant receives keys before payment is received

Rental Payments up to vacant possession

Up to £1000 on top of the deposit amount towards property damage

Cover for the increase in rent on a valid Section 13 if the tenant refuses to pay

Legal costs and expenses to secure possession of the property

Pays up to £100k legal expense cover

90% of the monthly rent for a maximum of six weeks following vacant possession

Eviction of Tenants or Squatters with costs involved

Alternative accommodation & storage costs (up to £15,750 and £1,350 respectively)

Want to know more? Contact our lettings team on **01635 581991**

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Don't just take our word for it!

Rent & Legal Protection with a difference.

Here are some real life case studies from our clients who use Rent & Legal Protection, saving them thousands of pounds in lost rent and legal fees.

With our rent protection...

A tenant signed a 12-month assured shorthold tenancy (AST) but stopped paying rent after 8 months. The tenant ceased communication and continued to withhold rent for 4 months. The landlord, still receiving rent and incurring no legal costs, began legal proceedings without hassle. Eventually, the tenant moved out voluntarily, and the landlord recovered dilapidation costs from the deposit. Without Rent & Legal Protection, the landlord could have faced a financial loss exceeding £3,500 if the case had gone to court and required a bailiff's order.

Another example...

A tenant fell ill and couldn't pay rent or vacate. The fixed-term tenancy agreement meant the landlord would have to wait for two months of arrears before taking action. Fortunately, the landlord had Rent & Legal Protection, covering the rent until they could claim vacant possession without incurring legal expenses. Without this insurance, the landlord would have faced a financial loss of over £3,000.

Goodlord, our reference provider, has done some research and found that...

More than a third of tenants (**37%**) report having no savings or investments to fall back on.

Almost half (**42%**) of tenants are in 'rent poverty', which we define as spending **40%** or more of their gross income on rent.

22% of tenants will appeal any rent increase (fair or not) when the Bill becomes effective.

Data obtained by Goodlord from over 2,750 people across the letting's ecosystem, views from agents, landlord and tenants throughout the uk.