SNELLERS
ESTATE AGENTS

RENT & LEGAL PROTECTION SERVICE
AN ADDED LAYER OF SECURITY

WHAT IS OUR RENT & LEGAL PROTECTION SERVICE?

We have partnered with our tenant referencing supplier Let Alliance, a leading provider in the lettings industry, to provide rent and legal protection. This means that in the unfortunate event that your tenant stops paying rent or commits any breach of the terms of their tenancy, we will be able to claim to recover your losses, up to and in line with the policy we have with Let Alliance. This added layer of security is designed to safeguard your rental income and provide expert legal support in times of need.

WHAT IS THE COST OF THIS SERVICE?

The cost ranges from £36.50 to £100 per month including VAT depending on the rent and will be deducted each month from your rental payment. This cost is fully tax deductible.

OUR SERVICES

By having an 'interest in' the policy that we hold with Let Alliance, you will benefit from:

RENT PROTECTION AND LEGAL EXPENSES

If things go wrong with your tenancy – such as unpaid rent or eviction proceedings against the tenant, we've got you covered. We provide expert legal teams to handle the paperwork correctly and offer up to £100,000 in total protection. This covers your legal expenses and protects your rental income for up to 24 months, or until vacant possession, whichever comes sooner.

VACANT POSSESSION COVER

Following vacant possession after a breach of tenancy, this protection provides up to three months' rental payments at 75% of the rent to support you during any void period while the property is being re-let. This benefit helps reduce the financial impact of gaps between tenancies.

ANNUAL RENT INCREASES

The Renters' Rights Act allows landlords to increase rent annually. However, tenants may appeal any rent increase to a rent Tribunal. If this occurs, the rent determined by the Tribunal will apply only from the date of the Tribunal's decision and will not be backdated. Under our enhanced service, you will receive backdated amounts once the Tribunal has reached a decision.

ADDITIONAL BENEFITS

If a tenant breaches the tenancy (e.g. anti-social behaviour), simply get in touch with us to discuss the situation, and we'll take it from there. There's nothing for you to arrange - we will do it all for you. From managing the legal process to handling any payments, everything is dealt with as part of our service, giving you complete peace of mind.

WHAT IS NOT INCLUDED?

- Claims submitted more than 31 days after the date of a breach of tenancy
- Any costs that exceed the maximum payout limit of £100,000
- Breaches of tenancy that commenced prior to the start of this service
- Claims where the prospect of success is assessed at less than 50% by an external legal firm
- Claims arising from the landlord's failure to meet obligations under the Tenancy Agreement or relevant legislation
- Costs incurred by you if you appoint your own legal representative. Any legal action you take, which we or our appointed legal representative have not yet agreed to, or where any action is taken that prolongs the claim or prejudices our position

FAQS ON RENT & LEGAL PROTECTION

WHAT TYPES OF TENANCIES ARE PROTECTED?

Tenancies with rental values up to £8,333 per calendar month are included, subject to terms and conditions. The Tenancy Agreements covered are as follows:

- Assured Shorthold Tenancy
- Assured Periodic Tenancy
- Company Let

CAN I OPT OUT OF THIS ENHANCED SERVICE AT ANY TIME?

Yes. You have the flexibility to opt out of this service at any point.

ANY FURTHER QUESTIONS?

If you have any questions or would like to discuss this service in further detail, please speak to your local office or visit snellers.co.uk.