

REFERENCE PLUS

REFERENCING, LEGAL EXPENSES & RENT GUARANTEE

At Rentguard we understand that even the best-intentioned tenants sometimes fall on hard times, meaning they may be unable to keep up with their rental payments. It is more often than not a change in circumstances, such as redundancy or long term illness, which causes a tenant to default on their rent rather than an unwillingness to pay.

We offer Legal Expenses & Rent Guarantee protection in conjunction with our Tenant Referencing service.

This cover provides protection if the tenant defaults, giving your landlords peace of mind that they will always have enough money to pay the bills.

Cover is available on both a 6 month and 12 month basis, with or without excess, in combination with both our Full Profile and Credit Check referencing service.

BENEFITS INCLUDE:

- Full Profile reference report produced within 24 - 48 hours
- Credit Checks* report generated within 1 hour
- Up to £3,000 a month in rent payments per claim (up to a maximum of £18,000 per claim or the equivalent of six month's rent, whichever is the lesser amount)
- Up to £25,000 for legal advisors costs per claim, which includes legal expenses and court proceedings

It's simple, buy Reference Plus from Rentguard and we will issue all the paperwork.

You can guarantee to cover rental payments and legal expenses as part of your service outlined in the Property Management Agreement with the landlord. This will mean that any defaults in the rent would be reviewed by you as their agent. You will subsequently discuss with the landlord all available options to secure the outstanding balance, should the tenant fall into arrears with the rent.

Please note that all tenants must pass our referencing process to be eligible for Reference Plus.

If you'd like more information on how this service works then please visit:

www.rentguardtenantref.co.uk or speak to one of our friendly team who will be happy to help.

Stand alone Legal Expenses & Rent Guarantee options are also available.

Please pass the attached information to the landlord when offering them a Property Management Agreement.

*The following identification documents must be obtained:

- Two forms of identification; one of which must be photographic (i.e. passport or driving license)

INFORMATION FOR LANDLORDS

As part of our Property Management Agreement with you, we will guarantee the rent on your property.

As your agent, this pledge is part of our service to you the landlord and is an extension of our comprehensive referencing service.

As part of this process, we will check all prospective tenants:

- credit status
- financial situation
- residential history
- employment status

Should the tenant default on the rent, we will seek to obtain the property back on your behalf via the insurance company.

If for reasons beyond the tenant's control the rent is not paid, i.e. loss of employment, long term illness or the breakdown of a relationship, we will seek to obtain the rent from the insurance company on your behalf.

YOU WILL BE COVERED FOR:

The 6 month or 12 month duration of the policy

Up to £3,000 a month in rent payments per claim (up to a maximum of £18,000 per claim)

Up to £25,000 for advisors costs per claim, including any legal expenses or court proceedings

PLEASE NOTE:

All deductions agreed in the Property Management Agreement will be due from your insurance payment.

Any outstanding agency charges from yourself will be deducted from your insurance payment.

Excess equivalent to one month's rent (options with no excess also available).

You will be required to fund the legal action should a counter-claim be made and all payments will be held back until the Court orders that the rent was lawfully due.

All payments made under this Property Management Agreement will be made at the discretion of the agency. In the event that a tenant falls into arrears and continues to be in arrears we will discuss with you all available options for debt recovery.

We will review all default payments and use the most effective and appropriate receivable management methods available including guarantor contact to achieve payment.

Your Rent and Legal Insurance policy will give you peace of mind.

Please do not hesitate to contact us should you have any questions.

Kind regards

Your Letting Agent