

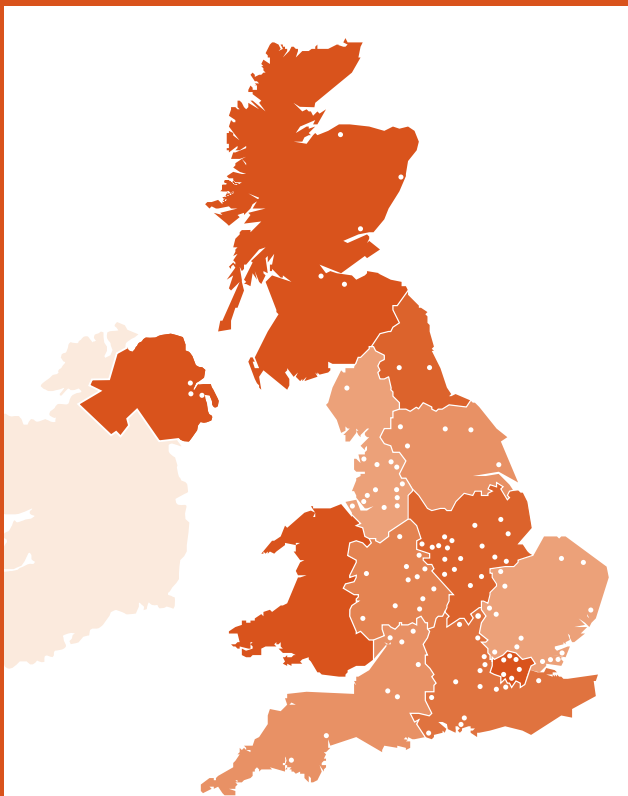
Belvoir Property Management (UK) Ltd is authorised and regulated by the Financial Services Authority (309103)

BELVOIR!

the lettings specialist

www.belvoirlettings.com

**The largest lettings specialist
in the UK...**



... for so many reasons

BELVOIR LANDLORD INSURANCE

Rent and Legal Insurance

www.belvoirlettings.com



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R!

Let. us protect you!

If there is a legal dispute with the tenant or a default in the rent will your insurance cover the legal costs and pay the lost rent? **OURS WILL!**

The Belvoir Legal Protection and Rental Guarantee Insurance has been tailor made for Belvoir giving our Landlords Peace of Mind when you use ourselves to let your property.

The policy provides cover in respect of:

Legal Costs and Rent Protection

Legal Costs to pursue Civil Legal cases for damages or injunctions against a Tenant or their Guarantor where the tenant fails to perform his obligations set out in the Tenancy Agreement relating to the rightful occupation of the insured property up to a limit of £25,000 (at least £250 inc. VAT must be in dispute). This not only protects your rent but also covers the legal cost of gaining back possession of the property such as court costs, etc.

Rent Arrears owed by the tenant

Under the tenancy agreement up to a limit of £2,500 per month, £10,000 per annum (1 month excess) or until vacant possession of the property (providing statutory notices are issued).

Property Disputes – Limit £50,000

Legal costs and Expenses relating to:

- Physical Possession of your property (providing statutory notices are issued)
- Dilapidations (subject to a minimum sum disputed of £1,000 and a limit of 75% payable in legal fees on such sum)
- Nuisance

Repair and Renovation Disputes

– Limit £50,000

Legal Costs and Expenses relating to pursuit or defence of a contractual dispute with a contractor over the renovation, major repair or maintenance of the property (minimum dispute £1,000, max contract price £20,000)

Health and Safety Prosecutions

– Limit £50,000

Legal Expenses for the Defence of criminal prosecutions and appeals against Improvement Notices under the Health and Safety at Work Act.

Tax Protection – Limit £50,000

Expert representation in the event of an in depth tax investigation providing the investigation relates to your business as a property owner

Covers the property, not the tenancy

So there is no need to take out a new policy when the tenant changes

For further details please contact your local Belvoir Office