

GRIFFITH NOBES

OUR RENT & LEGAL PROTECTION



Being a landlord means significant financial commitment, and as with any investment you'll want to reduce your risk where you can. You've already made the important first step – choosing us to manage your property.

We take our job as your letting agent very seriously, so it is as important to us to make sure your property is properly looked after as it is for you. Because of this we partner with The Lettings Hub to screen potential tenants, and we're confident doing this means we get good tenants for you from the outset. However, anyone can have a change of circumstances and we've all heard about examples of redundancy, relationship breakdowns, ill health or bankruptcy, leaving tenants:

- unable to pay the rent
- unwilling to move out at the end of the tenancy
- causing a delay in you regaining possession of your property

As a letting agent that cares, we have a Rent and Legal Protection insurance policy and as an exclusive benefit of partnering with us, our landlords have the advantage of opting for an interest in our policy. This simply means that we can add your interest to our policy and, should the worst then happen, you can leave everything up to us to deal with. You won't have to deal with unreliable tenants, we will instruct specialist legal experts to work on your behalf, and you'll also have the help and support of us as your letting agent.

This protection is available for the duration of the tenancy where we collect the rent or actively manage the tenancy.

Where we have arranged, but do not manage the tenancy, protection is initially available for up to 12 months from the tenancy start date, but may be extended where we have carried out an annual rent and market review.

The process is simple; we can add your interest to our policy and should the need arise we can make a claim against our policy and will pay you any claims money owing minus any management fees owed to us, so you get all the benefits with none of the hassle.

In the event that we need to make a claim our policy will;

- make rental payments until vacant possession of your property is obtained
- pay the legal costs to regain possession of your property
- cover any breach of tenancy (including anti-social behaviour)

You'll be glad you trusted us

Please pick up the phone if this protection would benefit you or if you just have some questions you would like answering.



Talk To Us

Griffith Nobes Lettings and Management Ltd

Suite 2, Unit 2A The Brunel centre, Stonehouse, GL10 3RU

Tel: 01453 799938

Email: hello@griffithnobes.co.uk

What's included?

Rent & Legal Protection Features	
Repossession - To gain possession of the property from the tenant	✓
Payment of rent arrears whilst tenant still occupies property	Until vacant possession is obtained
Payment of rent after vacant possession if damage that your tenants are responsible for means your property cannot immediately be re-let	75% of rent for a maximum of 2 months or until your property is ready to be re-let
Eviction of squatters - evicting someone who is in the property without permission	✓
Covers any breach of tenancy, including anti-social behaviour	✓
Covers the property not the tenant	✓
Legal assistance up to £75,000	✓
Period in which you have to make a claim	Up to 45 days
Transferable between tenancies	✓
Hotel expenses - £150 per day for up to 30 days	✓
Storage costs - £10 per day for up to 4 weeks	✓
Legal assistance against someone who damages your property	For damage over £1,000
Legal defence for landlords	✓
Telephone helpline inc. legal advice/tax advice/counselling	✓
Covers any rental value*	✓

*Maximum level of indemnity is £75,000. As with any cover, limitations and exclusions apply. For full details and terms and conditions, please see the Policy Booklet and Policy Summary.

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