

## INNOVATE LEGAL PROTECTION

Our Innovate Legal Service offers effective protection against Tenants who fall into arrears. When your Tenants become more than 30 days in arrears we will start the eviction process to regain vacant possession of the property. The cover is up to £50,000 of legal costs and will include eviction costs for non-payment of rent and expired Section 21 Notices.

## RENT RECOVERY PLUS

When Tenant's can't or won't pay, you are still protected. Our Rental Guarantee service will cover:

- The total monthly rent, no matter how many Tenants are on the Tenancy Agreement
- Missed rental payments until vacant of the property for up to 15 month's, whichever comes first
- Up to two months rental payments at 50% following vacant possession (where applicable) when you re-market your property with us for rental
- Legal expenses up to £100,000 to cover eviction costs if the Tenant is in breach of their Tenancy Agreement. This also includes all mandatory and discretionary grounds for eviction including non-payment of rent and expired section 21 Notices
- Should a Tenant defend the action taken, we will continue to pay the claim as per the terms until the challenge has been resolved
- Rent Recover Plus is transferable between Tenancies (NOT properties) and if there is a change of Tenancy the service can be transferred to the incoming Tenants
- NO POLICY EXCESS – your rental payments are covered straightaway