

Since June 1<sup>st</sup> we at Blueprint Estate Agents have reviewed our proposition and feel it is important that our Landlords receive the best service and protection available.

We feel we are best placed to ensure our Landlords are protected against increasing risks in the current marketplace. At the start of every let Blueprint Estate Agent ensure a comprehensive reference is completed on every tenant – including a CIFAS check (the national fraud database) and HomeLet's own default database.

Even though Blueprint Estate Agents understand that good quality referencing is the first line of defence for you as a Landlord, it is only a snapshot in time. As part of our lettings service we will now be including a comprehensive eviction service as standard.

#### WHY?

We know that the average eviction time is over 10 months (Ministry of Justice, May 2018), with this service it could reduce.

Over time the cost of eviction has increased due to a 225% average increase of court possession fees since 2013.

What does this mean for you?

We will include as standard:

- HomeLet's legal eviction service that secures possession of a property if a tenant defaults on their rent or if possession of the property is legally required
- HomeLet's experienced in-house legal and claims team to manage the complex eviction process
- Up to £50,000 of legal expenses cover to include:
  - Issuing the relevant notices seeking possession
  - Obtaining a court date and covering the legal costs associated with obtaining a possession order
  - Arranging a legal advocate and their associated costs to be covered
  - Obtaining a warrant of possession and instructing County Court bailiffs whilst covering the legal costs

Moving forward this cover will be included as standard and our fee structure is now 10% +VAT + £360 finder's fee.

If you have any further questions, please contact us.

Kind Regards