

Rent Guarantee

When tenants can't or won't pay, you are protected, not only from rent arrears but also from any tenancy breach.

What is the current situation we find ourselves in?

-  Back log for possession hearings with the courts and continuing lengthy delays
-  The Bank of England has warned the UK is facing the worst financial recession for 300 years
-  Tenants who fail to pay rent cannot be evicted
-  Global Covid-19 pandemic
-  Approximately 9,400,000 of the UK workforce were on furlough
-  Job losses are forecast to be at a record high, with the worst expected to be once the furlough scheme ends

What is the cost of this valuable rent protection service?

losses are forecast to be at a record high, with the worst expected to be once the furlough scheme ends The cost is dependent on the value of the rent

| Rental Range | Cost of cover |
|---------------|---------------|
| £0 - £750 | £20 + VAT |
| £751 - £1000 | £25 + VAT |
| £1001 - £1500 | £35 + VAT |
| £1501 - £2000 | £45 + VAT |
| "2001+ | £55+ VAT |



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Benefits of the Urpac Property Management Rent Protection

- ✓ 100% of the rent protected
- ✓ Full legal costs for all tenancy breaches resulting in grounds for possession
- ✓ We work on your behalf to deal with possession proceedings
- ✓ Attendance at court included as part of the service
- ✓ Rent paid even if the tenant fails to do so
- ✓ Average lost rent and legal fees to evict a tenant totals over £9000



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What does our Nil Excess Rent Protection cover?

-  Full rent protection for the total monthly rent, for up to 4 tenants, as named on the Tenancy Agreement
-  Legal costs to obtain possession of the property if the tenant fails to pay the rent. Court attendance included as part of the service
-  Rent paid for 15 months or until vacant possession is gained, whichever is sooner
-  Government mandated pre-action protocols are required in the event that the tenant offers a payment plan
-  No excess, rent chased on your behalf
-  Covers breaches of the tenancy agreement by the tenant, including non-payment of rent and expired notices seeking possession
-  Pay monthly
-  75% of rent paid for up to 3 months after vacant possession is obtained.

Relax in the knowledge that your rent is protected, and you will not be out of pocket.

Our obligation to you is that in the event that there are any defaults in the payment of the Rent (as set out in the tenancy agreement) by the Tenant(s)/Guarantor(s) within the tenancy, we will pay Rent monthly, as per the rent amount on the tenancy agreement, until vacant possession is gained or 15 months from the start of the arrears, whichever is sooner. 75% of rent paid for up to 3 months after vacant possession is obtained. Payments will be made subject to any deductions agreed in the agency agreement. Deductions will also be made for any outstanding charges due from you.

In the event of payments being made under this warranty, all of your rights as Landlord to recover such sums shall be subrogated to the Agent or their insurer in order to affect recovery of sums paid (in the name of the Landlord if necessary or expedient). By choosing this service you confirm and agree to the same. Recovery of rents paid out shall be at our sole discretion.

Should you receive any funds from any Tenant(s)/ Guarantor(s) after any date of default which results in us having to pay any monies to you under the terms of this guarantee, you shall immediately notify us of such receipt and shall forward such funds to us immediately on receipt.

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