

Rent Guarantee & Legal Expenses cover up to £50,000 per policy.

- **Rent Arrears:**

We will pay any unpaid rent to the landlord should the tenant refuse or is unable to pay their rent until vacant possession of the property is regained.

- **Property Damage Cover:**

We will protect the landlords' legal rights after an event which caused physical damage to the property providing the amount in dispute is more than £1000.

- **Eviction Of Squatters;**

We will protect the landlords' legal right to evict anyone in the property who has not got the landlords permission to be there.

- **Repossession:**

We will protect the landlords' legal rights in trying to gain possession of the property that they have let. The landlord must give the correct notices telling him or her they want possession of the property.

If after vacant possession your property needs damage repaired to enable you to re-let it, we will pay 50% of your rent arrears for a maximum of 3 months or until the property is re-let, which ever happens first.

- **Rent Recovery:**

We will protect the landlords' legal right to recover any rent the tenant owes the landlord for the property.

- **Legal Defences:**

We will defend the landlords' legal rights if an event arising from letting the property leads to them being prosecuted in a criminal court.

- **24 Hour Helpline**

We provide a 24 hour helpline, 7 days a week to provide you with confidential legal advice on any personal matter, also included is a Counselling Helpline, Domestic Helpline and advice on any personal Tax and Contract dispute matters

- **Storage and Hotel Costs:**

We will pay £10 per day for a maximum of 4 weeks for the storage of your personal belongings whilst we attempt to regain your property. We will pay up to £150 per night for a maximum of 30 days whilst we attempt to regain your property.