# RENT PROTECTION AND LEGAL EXPENSES WITH A DIFFERENCE

goodlord First Step

## EVEN WHEN YOU'VE TAKEN ALL THE RIGHT MEASURES TO LOOK AFTER YOUR PROPERTY, SOMETIMES THINGS CAN GO WRONG

**This Rent Protection and Legal Expenses service means that, should the unexpected happen, you'll always get the income you expect from your tenants, and it will also support you if you need legal representation to recover your property.**

### WHAT ARE THE BENEFITS?*

- Nil excess on claims made within the first 45 days: you'll receive 100% of the monthly rent until vacant possession, there is no cap on the number of months covered
- Up to £100,000 legal expenses cover, including appeals and legal representation
- Rent recovery
- Property damage cover, for civil dispute expenses on damages over £1,000
- 90% of rent after vacant possession for up to six weeks
- Eviction of squatters and assistance with the costs involved
- Contract dispute protection, covering costs in disputes of over £100
- 90-day claim window, from the date of first missed rental payment
- Auto renewal process, so you have continuous coverage

***Terms and conditions apply, available on request.**

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Sometimes your tenant's security deposit isn't enough to cover significant damage or rent arrears. A comprehensive and rigorous coverage could mean the difference between regaining your property or defaulting on your buy-to-let mortgage.

> **With this Rent Protection and Legal Expenses service, you'll get the income you're owed and any costs you may have in recovering it, so you'll not be out of pocket.**

We have access to a unique and automated claims process, reducing our admin and allowing us to work on getting your property back to you as quickly as possible. We'll ensure you remain up to date on the progression of any claim and will help with any questions you may have.

The criteria for this service are closely linked to tenant referencing criteria. We already work with Goodlord to offer you the best lettings experience, including tenant referencing, so this Rent Protection service is aligned with the information we have on your tenants - simplifying the application for you.

**How this service stacks up:**

| | goodlord | Other providers | | |
|---|---|---|---|---|
| **Max payout** | Until vacant possession | 15 months | 15 months | 15 months |
| **Legal cover** | £100,000 | £100,000 | £100,000 | £100,000 |
| **Payment after vacant posession** | 90% for 6 weeks | 75% for 3 months | 75% for 3 months | None |
| **Claims window (days)** | 90 | 37 | 31 | 30 |
| **Excess** | Nil | Nil | Nil | Nil |
| **Claim process** | Automated | Manual | Manual | Manual |
| **Free mediation process** | ✓ | ✗ | ✗ | ✗ |
| **Property damage legal expenses cover** | ✓ | ✗ | ✗ | ✗ |
| **Contract dispute cover** | ✓ | ✗ | ✗ | ✗ |
| **Auto-renewal** | ✓ | ✓ | ✓ | ✗ |
| **Standalone legal cover** | ✓ | ✓ | ✓ | ✓ |

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Based on coverage of select alternative providers, accurate as of 1 December 2023