

# Landlord Rent Guarantee

At John Roberts we strongly recommend that all landlords should protect themselves against the failure of their tenant to pay rent or leave their property when requested to do so. In the current economic environment rent guarantee is no longer a 'Nice to Have' rather it is an Essential part of the landlord's armoury.

Every diligent landlord wants to have good tenants in their property who look after and pay for, the home you have provided them with. To become a landlord in the first place you will have carefully invested time and money to ensure your property investment is a success over time. Key to this is choosing a conscientious agent who will help you to select the right tenants. We strive to ensure through our own careful due diligence combined with comprehensive third-party professional referencing, your needs are always met.

In these harsh economic conditions, even the best tenants can fall on hard times and unforeseen circumstances may result in unpaid rent. By including rent guarantee cover within your managed service, you can have peace of mind that your income will remain unaffected and furthermore with legal expenses cover included as standard, regaining possession of your property should not be an unnecessary final burden.

- Property Owners Legal Disputes
- Repair & Renovation Disputes
- Health & Safety Prosecutions
- Evictions
- Attendance Expenses
- Vacant Possession Cover, up to 3 months at 75% of the rental amount
- Up to £2,500 per month (Max 15 Months) rental payments
- Up to £100,000 Legal Cover
- Legal Advice Helpline
- Nil Excess

**For further information or to take cover please contact us on:**

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