



Being a landlord means significant financial commitment, and as with any investment you'll want to reduce your risk where you can. You've already made the important first step – choosing us to manage your property.

We take our job as your letting agent very seriously, so it is as important to us to make sure your property is properly looked after. For this reason, we carefully screen potential tenants before a new tenancy begins, but anyone can have a change of circumstances and we've all heard about examples of redundancy, relationship breakdowns, ill health or bankruptcy, leaving tenants unable to pay the rent, unwilling to move out at the end of the tenancy or causing a delay in you regaining possession of your property

As a letting agent that cares, we are able to offer you rent and legal protection as an exclusive benefit of partnering with us. This simply means that for properties where we collect the rent on your behalf, we can protect your income. Should the worse then happen, you can leave everything up to us to deal with. We will instruct specialist legal experts to work on your behalf, and you'll also have the help and support of us as your letting agent.

What does it cost?

£400 inc VAT per annum (£333.33 +VAT)*

It's a small price in return for peace of mind, knowing that the rent will be paid each month, along with any unforeseen legal costs.

**For rents up to £1199.00 per month.*

(Rents of £1200 and more, please contact us)

What's included?

Rent & Legal Protection Features	
Payment of rent arrears whilst tenants still occupies the property for up to 12 months	✓
Payment of rent for up to one month (when a breach of the tenancy agreement has occurred) whilst the property is being marketed for re-let.***	✓
Eviction of squatters - evicting someone who is in the property without permission	✓
Covers eviction for any breach of tenancy**, including anti-social behaviour	✓
Nil excess	✓
Legal assistance up to £50,000	✓
Covers rents up to	£3,000 per month

As with any cover, limitations and exclusions apply. Please ask us for full details.

** in respect to any material breach of the tenancy agreement by the tenant

*** providing the property is uninhabitable and cannot be re-let before remedial work is carried out and is to be re-marketed for letting on a sole agency basis by Chelton Brown

Please pick up the phone if this protection would benefit you or if you just have some questions you would like answered.



Chelton Brown

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