



What is Rent Protection Insurance?

When tenants can't or won't pay, Rent Protection Insurance guarantees your rental income. Relax in the knowledge that your rent is protected, and you will not be out of pocket.

Key Facts and Benefits

- **100% of rent protected**, payable for a maximum of 15 months or until vacant possession, whichever is soonest, should the tenant default on their rent payments
- **Full legal costs for all tenancy breaches** which give grounds for possession
- Legal team to work on your behalf to deal with possession proceedings, and to chase arrears
- **Full rent protection for the total monthly rent, up to £2500 per month** for up to 4 tenants as named on the Tenancy Agreement
- **Nil Excess**
- Covers **breaches of the tenancy agreement by the tenant**, including non-payment of rent and expired notices seeking possession
- **No Covid-19 restrictions**
- Claims paid from 30 days in arrears
- Up to **£100,000** claims limit
- Available for new and existing tenancies
- Tax deductible charge for Landlord. Annual Policy.

What does it cost?

2.8% of the monthly rent plus VAT. Can be paid annually or by monthly instalment.

Why do I need Rent Protection Insurance?

The Government have pledged that “no one will lose their home due to Covid-19” but there is no financial support for Landlords who are expected to pick up the bill of unpaid rent.

- Complete ban on evictions until 31 May 2021 and additional protection for renters
- Its likely to take 10 -12 months to evict a tenant who isn't paying
- 4,700,000 workers currently being paid by the Government on the furlough scheme which will come to an end this year
- Courts still have a huge backlog of possession hearings increasing arrears
- Pre-action protocols introduced making it a requirement for the Landlord to offer support to the Tenant potentially increasing arrears



Why has the Price increased?

- Rent Guarantee claims have more than doubled since Covid-19
- Time taken to evict a tenant is now more than double what it was pre Covid-19
- A 6 month minimum notice period for rent arrears and notices seeking possession
- 4,700,000 workers currently being paid by the Government on furlough which will end Sept 2021 with significant job losses expected
- 5% unemployment, up from 3% pre Covid-19. UK is facing a major recession
- Huge backlog of Possession Hearings causing further arrears and
- Difficulty obtaining Bailiff appointments

Example costs for HMO rooms?

The cost of the annual rent protection insurance is equivalent of 40% of one month's rent. This can be paid annually from the first month's rent collected or can be deducted in monthly instalments. This is a tax deductible cost for landlords.

Rent Insurance cost @ 2.8% + VAT		
Monthly Rent	Monthly cost	Annual cost
£450.00	£15.12	£181.44
£475.00	£15.96	£191.52
£500.00	£16.80	£201.60
£525.00	£17.64	£211.68
£550.00	£18.48	£221.76
£575.00	£19.32	£231.84
£600.00	£20.16	£241.92
£625.00	£21.00	£252.00
£650.00	£21.84	£262.08
£675.00	£22.68	£272.16
£700.00	£23.52	£282.24
£725.00	£24.36	£292.32
£750.00	£25.20	£302.40

Who provides the cover?

Bristol Property Partnership will arrange cover for their Landlords through Let Alliance. Tenants will need to be fully referenced using the Let Alliance referencing platform which Bristol Property Partnership will manage in accordance with our normal tenant find procedures.