



# Landlords Legal Expenses & Rent Protection Relax knowing your rental income is covered should the unexpected happen.



Insurance Brokers Risk Management Financial Planners Speak directly to our team



# Rent Protection Insurance Including legal expenses cover

### Protection for your rental income

Our comprehensive policy provides peace of mind for landlords when renting out properties. It covers rent protection in the event of a tenant defaulting and any legal expenses you may face for issues such as eviction.

## From just **£195** a year per tenancy\*

### **Product benefits include**

- Cover up to £2,500 of monthly rental income
- S Legal expenses helpline 24/7
- Access to online health & safety documents
- Maximum claim for 15 months rental income
- 🔗 Guarantor option available

- All tenant types considered
- ✓ Full landlord legal expenses up to £100,000
- Vacant possession cover included (75% of income for a maximum of 3 months following the eviction of a tenant)
- 🚫 Nil Excess
- Help with section notices included

Landlord insurance, rent protection and legal expenses is a perfect combination for any professional landlord and provides cover if your residential tenant defaults on their rent.

Talk to one of our dedicated landlords team who can help you get the best insurance cover.





# Legal Expenses

### Help with legal disputes

It is essential for a landlord to keep control of their property at all times. Usually tenancies run smoothly and there is little cause for concern, however, when it does go wrong there can be lengthere and costly legal disputes.

With Alan Boswell Group landlord legal expenses cover you with ha peace of mind knowing that if a tenant defaults on their rent or refuses to vacate the property, immediate help is available.

### **Product benefits include**

- Over for £100,000 of legal expenses
- General property disputes relating to tenancy
- $\bigotimes$  Repair and renovations disputes
- $\bigcirc$  Health and safety prosecutions
- $\bigotimes$  Professional mediation service
- All tenant types considered
  Tax investigation cover
  Access to UK-based legal advice helpline
  Help with section notices included
  Rent recovery

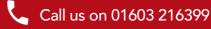


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"Excellent! Gave clear and concise information so that I was able to set up landlord's insurance quickly and confidently." Ms Melhuish - Landlord Insurance

\*If taken out alongside a landlords property insurance policy. Legal Expenses is £80 if taken as a standalone policy.





### About us

Established in 1982, Alan Boswell Group has been helping landlords, tenants, associations, and agents from across the UK for over 40 years.

We're determined to ensure that our customer service levels continue to set us apart from the competition. As a result, we have been awarded Best Landlord Insurance Provider at the National LIS Awards.

As one of the country's largest independent insurance brokers and financial planners, we can provide advice on personal and business insurance as well as risk management, financial planning, and health and protection.

#### We can also provide:

- $\Theta$  Buildings and contents insurance
- Ø Tenant referencing
- $\Theta$  Serviced accommodation insurance
- Ø Unoccupied property insurance
- Multi-property landlord insurance
- $\Theta$  Block of flats insurance
- $\bigotimes$  Renovation insurance
- $\Theta$  Holiday home insurance

To find out more, call us on 01603 216399



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As with all policies, there will be terms and conditions. For example: Legal disputes - the amount in dispute must be more than £1,000. Rent protection - it is not possible to take this policy out once a tenant has defaulted and there is a 60-day exclusion period if taken out after the tenancy has started. Tenants also have to be properly referenced in advance. Full policy wordings will be provided on purchase or refer to our website.