

Landlord's
INSURANCE



LANDLORD'S INSURANCE

DARLOWS

At Darlows, we believe that it is important to adequately insure your rental income, your property and its contents.

We are pleased to be able to offer you two products to achieve this:

Rent & Legal Protection Insurance

Landlord's Buildings & Contents Insurance

These products are offered through HomeLet. HomeLet has been in the lettings industry since the birth of buy to let, learning about the problems and pitfalls landlords can face everyday. This experience has meant that over the years they have been able to create bespoke products that can help landlords.

Rent & Legal Protection

Even the best tenants can fall on hard times...

Despite the great care we will take with the selection and referencing of a tenant and the management of your property, the unexpected sometimes happens. Particularly in a difficult economic environment, tenants can find themselves unable to pay your rent for a variety of reasons including:

- The breakdown of a relationship
- Unexpected redundancy
- Difficulty in managing finances
- Accident or sickness

When you have Rent & Legal Protection Insurance, legal experts can start working for you at the onset of a problem. Your claim will be administered by our highly trained team so that matters can be resolved as quickly as possible. If necessary, your property can be re-let and in the meantime, you will have had legal advice, legal action and rental income.

Policy features

- No excess to pay – the first month's rent arrears are included
- Cover for the total monthly rent, no matter how many tenants live in your property, subject to satisfactory referencing being completed
- 100% of the monthly rent paid for up to a maximum of six months from the date of the first arrears
- Legal expenses up to £25,000 to cover eviction costs if your tenant does not pay their rent, or fails to leave the property upon expiry of a Section 21 notice or equivalent at the end of the tenancy
- 50% of the rent paid for up to two months after vacant possession has been obtained, whilst we help you look for new tenants

Competitive cover

We are able to provide our Rent & Legal Protection Policy package at competitive rates because of the buying power of the Darlows network. Professional standards are maintained across our nationwide network of letting agents.

Professional service

A rigorous criteria will be applied in selecting your tenants and arranging legally binding tenancy agreements on your behalf.

How to obtain cover

Once you have appointed Darlows residential lettings you will be given the opportunity to protect your rent. Once your tenant has moved in, you will receive your policy documents within 7 days of the start of the tenancy.

Frequently Asked Questions

Q. Where the tenancy has already started, can I obtain Rent & Legal Protection cover without any special terms being applied?

A. Provided that your property is managed by residential lettings at Darlows, or Darlows collect the rent and there have been no problems with the tenant(s), you can apply to us to insure your tenancy, however, you will not be able to make a claim if the arrears start within the first 90 days of policy cover.

Q. Can I renew the policy?

A. Cover will commence from the policy start date and will continue until such a time as cancelled by you or the insurer.

Q. What if I change my mind about buying a policy?

A. You have the right to cancel your policy during the 14 day period either after the day of purchase of the contract, or the day on which you receive your policy documentation, whichever is later.

Landlord's Buildings & Contents

Standard household insurance can help protect your contents and buildings, but that isn't always enough when you let a property. Letting a property does invite specific risks.

These can range from:

- Your tenant damaging your property
- Your tenant trying to sue you after an accident
- Your tenant moving out after a serious event like a fire

Taking these risks into account, we've created a product called 'Landlord's Buildings & Contents Insurance' where we've blended cover for the very real risks faced by landlords. Over the next few pages we will go into more detail about the different types of cover this product offers and how it can help landlords just like you.

Specialist Buildings Insurance

Covers you as standard for a rebuild value up to £500,000

- Provides free Emergency Assistance cover
- Gives £5m property Owner's Liability and £10m Employer's Liability
- Offers the optional upgrade for Accidental Damage cover, which includes Malicious Damage by your tenant
- Covers the cost of repair or rebuild against fire, flood, theft, subsidence, collision and escape of water
- Gives you a 90 day no-restriction in cover when your property is empty between tenancies
- Covers for loss of rent or re-letting costs after an insured Event

Contents Insurance

- Gives you new for old replacement on your contents
- £500 to cover the contents in your garden
- Covers your kitchen fixtures and fittings, and bathroom sanitaryware if your property is leasehold
- Offers the optional upgrade for Accidental Damage cover, which includes Malicious Damage by your tenant
- Provides free Emergency Assistance cover
- Covers your contents should you temporarily remove them
- Gives £5m property Owner's Liability and £10m Employer's Liability

Contents Insurance for Unfurnished Properties

- Includes replacing your locks if the keys have been stolen
- Provides up to £5,000 cover for your carpets, curtains, blinds, light fittings and your kitchen white goods
- Gives £5m property Owner's Liability and £10m Employer's Liability
- Covers loss of rent or re-letting costs following an insured Event
- 90 day no-restriction in cover when your property is empty between tenancies
- If you temporarily remove your contents, then we'll cover you for up to £1,000

Emergency Assistance Cover

- Provides you with a 24 hour helpline for your tenants to call in an emergency
- We'll contact a professional, qualified tradesperson on your behalf
- If bought alone, we'll automatically include boiler and heating cover
- We will pay up to £250 for your tenant to stay in alternative accommodation if necessary
- You're covered for up to £500 including VAT for each incident
- Plus, there's no excess to pay

For full details of the cover, please contact your local Darlows branch.



**How do
you want
to work
with us?**

Arranging viewings when they suit you, not us. Dealing with technical and legal issues 24/7 to keep things moving when it matters most. Being contactable between 8am and 10pm to handle whatever is required. In short we're more flexible and work longer than many other agents.

Spicerhaart Residential Lettings Limited t/a Darlows is an Appointed Representative of Barbon Insurance Group Limited which is authorised and regulated by the Financial Conduct Authority. HomeLet is a trading name of Barbon Insurance Group Limited.

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