



If your rent is below £1000pcm we offer our own unique rent and legal expenses warranty. For example if the tenant does not pay the rent, we will pay it for you. See full details of our “Peak Warranty” below. Rents above £1000pcm are covered under rent guarantee insurance (with no excess payable) Both schemes are free to the landlord if we manage your property. All properties are covered except house shares.

Peak Property Rent and Legal Expenses Warranty (Peak Warranty)

Scheme Terms

- 1) Monthly rent will be covered in respect of arrears of rent owed on the landlords property until vacant possession has been gained or up to 5 months loss of rent.
- 2) Unpaid rent by the tenant shall be paid to the landlord following 31 days of the rent due date. No excess is payable by the landlord.
- 3) There is no lower limit for any claim to unpaid rent. Cover is for rent and legal expenses relating to eviction only and not damage caused by tenants.
- 4) Vacant possession under the terms of this warranty is when the tenant no longer occupies the property and we have issued an Abandonment Notice in relation to this or bailiffs have removed the tenants.
- 5) The warranty does not cover for the return of keys. If the property has been abandoned by the tenant, it is the landlord’s responsibility to replace the locks and bear the cost of new keys to be supplied.
- 6) Legal expenses incurred by Peak Property including costs to obtain vacant possession after non-payment of rent are included in the benefits of this warranty up to a total amount not exceeding £7,000 to include rent and legal expenses.
- 7) Peak Property will instruct a lawyer at their discretion.

- 8) Warranted benefits will be withheld if the landlord acts without the consent or contrary to the advice of Peak Property or their lawyer.
- 9) **For the avoidance of doubt, Peak Property Rent Protection and Legal Expenses Warranty is in support of the quality of referencing obtained – they are not contracts of insurance and any benefits provided are at the sole discretion of Peak Property.**
- 10) This warranty does not cover the landlord for legal eviction of a tenant for any other purpose than non-payment of rent.
- 11) The warranty is available for the period in which Peak Property manage your property and will end when the management agreement ceases.
- 12) Peak Property reserves the right to amend the conditions of the Rent Protection and Legal Expenses Warranty at the anniversary date of the warranty and if they do this they will inform the landlord in writing of the change in order that the landlord may make a decision about whether they wish to continue with Peak Property managing their property. If there are rent arrears on the property at the anniversary date then the terms of the scheme cannot be amended by Peak Property.
- 13) The Peak Warranty will commence on the expiry of any current insurance backed policy (if applicable)
- 14) Peak Warranty is not offered for House Shares or Houses Of Multiple Occupancy

It is always our intention to provide a first class standard of service. However, if you do have cause for complaint, you should contact us in the first instance in writing:

Peak Property Limited
39a Queens Road
Southend on Sea
Essex
SS1 1LT

If this matter is not resolved to your satisfaction, please contact our redress scheme provider:-

Ombudsman Services: Property
PO Box 1021
Warrington
WA4 9FE

The Directors.