



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.

## **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 6 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) 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.
- 7) Peak Property will instruct a lawyer at their discretion.
- 8) Warrantied 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.

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  
255 Hamstel Road  
Southend on Sea  
Essex SS2 4LB

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

Property Redress Scheme  
1st Floor, Premiere House, Elstree Way, Borehamwood WD6 1JH

The Directors.