



# Chestertons Rent Guarantee Scheme

When tenants can't pay, you are protected, not only from rent arrears but also from any tenancy breach.

At Chestertons, we pride ourselves on finding excellent tenants for our landlords. However, over the past few years, due to economic uncertainty, the rental industry has experienced an increase in tenants getting into financial difficulty resulting in a subsequent rise in rental arrears.

If you're a landlord looking for a fixed rental income, paid each and every month then Chestertons Rent Guarantee Scheme is for you.

This is a guaranteed service provided by Chestertons, it is not insurance. We do so much more than just pay the rent and legal fees. We continue to chase the rent, inspect the property and check for abandonment, attend court on your behalf and meet with bailiffs if required.

We fully reference our potential tenants. However, people's situations can change unexpectedly and rent guarantee is there to protect you.

Unfortunate situations such as job loss, illness, relationship breakdown or bereavement could all affect someone's ability to pay the rent. However, for a small charge, you can fully protect your rental income and never have to worry about the unexpected.

## Benefits of the Chestertons Rent Guarantee Scheme

- 100% of the rent is protected
- Full legal costs for all tenancy breaches
- Possession proceedings dealt with
- Attendance at court included as part of the service
- Rent and legal fees covered. This can potentially reach £9,000

## What is the cost?

The cost of this rent protection scheme for landlords is 3% +VAT.

Rent guarantee is included in our fully managed service at 17% + VAT, otherwise you can take it out on top of our rent collect fee at 11% + VAT.

## How does the Chestertons Rent Guarantee Scheme work?

In the unfortunate scenario when a tenant stops paying rent, you are protected, not only from rent arrears but also from any tenancy breach.

Chestertons Rent Guarantee Scheme covers:

- Full rent protection for the total monthly rent, for up to four tenants, as named on the Tenancy Agreement
- Rent paid for 15 months or until vacant possession is gained, whichever is sooner
- No excess, rent chased on your behalf
- 75% of rent paid for up to three months after vacant possession is obtained
- Legal costs to obtain possession of the property if the tenant fails to pay the rent
- Government mandated pre-action protocols are required in the event that the tenant offers a payment plan
- £50,000 maximum claim limit

**Relax in the knowledge that your rent is protected, and you will not be out of pocket...**

To find out more, get in touch with your local branch manager.

\*Terms and conditions apply.

**CHESTERTONS**