



Our Policy

The policy covers unpaid rent owed by the tenant and the costs associated with eviction up until vacant possession is obtained. If the tenant stops paying the rent, you must notify the claims team within 60 days of the first incident.

The claims team will assist in serving the correct notice to your tenant and take over the management of the claim from there onwards.

Your monthly rental payments will be paid to your bank 30 days in arrears whilst the eviction is taking place and will continue to do so until you have vacant possession of your property back.

In summary, the Van Mildert Rental Guarantee and Legal Expenses Insurance policy:

- **Insures you against loss of rent during the tenancy and eviction process**
- **Insures you against the legal costs and expenses of the eviction process**
- **Manages the eviction process from the serving of the correct notice right up to vacant possession**

Van Mildert.

UK's premier tenant referencing and landlord protection service

DCS House, Silverbirch,
Camperdown Industrial
Estate, Newcastle Upon
Tyne, NE12 5UJ Estate,
Newcastle Upon Tyne,
NE12 5UJ

0191 256 0925

insurance@vanmildert.net

www.vanmildert.net

TENANT REFERENCING
HELP US HELP YOU
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Bradleys
ESTATE AGENTS

VAN MILDERT
LANDLORD & TENANT PROTECTION



The personal and financial cost of a bad tenant

Van Mildert work hard and diligently to reference your tenants and ensure that your property is only let to good tenants, however the reference can only ever be a summary of their situation at any one time. A tenant's financial and personal circumstances may change through the breaking up of a relationship, redundancy or any number of other unforeseen circumstances.

The problems which this can cause you are numerous and in our experience, include:

None payment of rent. A tenant refusing to leave the property after falling into rent arrears or at the end of the tenancy. An alteration in the tenant's attitude and lifestyle which detrimentally affects neighbours and your property.

As a result of this it is highly likely that you, as landlord, will be caused financial and sometimes personal hardship.

There is the obvious direct loss of rent but the true costs often amount to significantly more than this.

In our experience this loss can include:

Financial costs of eviction procedures. Financial cost of loss of rent during the eviction process. Financial cost of missed mortgage/bill payments if you are dependant on the rent to meet such payments. Personal stress caused by financial loss and complicated eviction procedures.

Rent Guarantee And Legal Expenses Insurance

Potential Loss Calculator

3 months unpaid rent	£2,700
Based on typical eviction taking at least 3 months (can be 6 months)	
Solicitors' fees	£1,320
Average solicitor's fee to evict a tenant from a property	
Court fees	£750 FEE
Mandatory court fees to evict a tenant from a property plus bailiffs	
Estimated total cost to evict a tenant	£4,020

The table above is based on the rental amount of £900 pcm and outlines the typical losses for a landlord in a common scenario whereby the tenant ceases to pay rent due to loss of employment. Case-by-case losses will vary and could be considerably larger. Relet fees are not covered by the policy but would also be a loss to the landlord.

What our policy provides you with:

- **Getting possession of your insured property**
- **Recovering rent owed to you**
- **Rent arrears whilst vacant possession is being pursued**
- **Alternative accommodation and storage costs**
- **Damage caused to your insured property**
- **Nuisance or trespass**
- **Defence of criminal prosecutions**
- **Disputes over the purchase of goods or services**
- **HMRC enquiries into your personal tax affairs**
- **Attending court as a witness**
- **Access to 24-hour helpline services**