



our rental guarantee



- & Dedicated to finding trustworthy quality tenants
- & Professional & honest advice
- & Tailored service to suit your needs
- & Promises you can rely on
- & Fantastic customer service
- & Transparent fees with no nasty surprises...

...That's Days



for more information, please contact us:

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How much money are you prepared to lose should your tenant stop paying.

Tenants not paying their rent is a real problem that could leave you seriously out of pocket.

For some unlucky landlords, this can lead to many months of unpaid rent and significant legal costs to evict the tenant. Many landlords think that it won't happen to them but our experience tells us that even seemingly good tenants can turn bad.

Referencing help reduce the risk of putting a bad tenant into your property but a tenant's circumstances can change e.g. sickness and redundancy.

Our rental Guarantee ensures that you will get paid your rental income every month. Subject to terms and conditions of the Guarantees.

Why you should not be without Rental Guarantee

- Your rental income is protected so you don't have to worry about your tenant not paying rent.
- It provides up to £60,000 legal cover to defend you against legal actions brought by a tenant and to gain possession of your property from unauthorised occupants.
- 75% of rent paid for up to 2 months following eviction of the previous tenant allowing you time to find a new tenant without worrying about who's paying the rent
- Claims and tenant eviction process handled for you from beginning to end saving you time and money

How do I qualify for Rental Guarantee?

Provided your rent is less than £5000 per month and you are on a fully managed service with us, we can provide you with a Rental Guarantee.

To be eligible for this Guarantee:

- All tenants must be on a single written Tenancy Agreement that compile with all relevant legal requirements.
- At least one month's rent taken from the tenant in advance as a deposit
- All tenants must be satisfactorily referenced including guarantors

Features specially designed to suit you

Legal costs and expenses up to £60,000	<ul style="list-style-type: none">• For removal of unauthorised occupants including eviction of squatters.• For tenancy disputes following a breach of the tenancy• To defend a legal action brought by a tenant under an alleged breach of the tenancy.
Payment of rent	<ul style="list-style-type: none">• Payment of 100% of the monthly rent for a maximum of 12 months.• 75% of the monthly rent for up to 2 months after vacant possession has been obtained.
Alternative accommodation	<ul style="list-style-type: none">• Expenses up to £50 per day and a maximum of 1,500 per claim.

Key Exclusions

- The first months rent will not be paid following a claim
- We must be notified within 7 days from when problems first arise in connection with any dispute or non-payment of rent (where relevant)
- Once a vacant possession of the property has been obtained, the property must be available for re-letting and you must accept any reasonable offer of tenancy in excess of 85% of the preceding rent
- The minimum amount in dispute must be at least £250
- No claims can be made for existing problems or for problems known as likely to occur with the tenants prior to commencing cover
- Claims can only be made for events that occur during the period of guarantee

Claims

Hopefully, you will never need to make a claim against this Guarantee, but if you do, you can be assured that we will sort matters out as quickly and painlessly as possible.

You can expect:

- **your claim to be handled swiftly** from the moment it is made until the problem has been resolved
- **a team of dedicated legal specialists** who will deal with everything on your behalf
- **a team experienced with non-payment** of rent and eviction claims
- all the **hard work and hassle to be taken care of**, for you

Added Protection

For your protection and peace of mind, we have also taken out a special insurance policy that ensures we can meet the cost of any claims that arise under this Guarantee.

do you
have a safety net
if your tenant
stops paying you?