

# RENT PROTECTION

## Rent Protection

There are four fully insured options available:  
6 or 12 Months of cover, with One Month or  
Nil Excess.

## The Cover

**On the Property** - Only one policy is required  
regardless of the number of tenants.

**Flexible** - A unique feature of our rent  
protection is that the cover remains in force  
for the full term chosen - either 6 or 12  
Months (unless any claim has been made).  
Providing all the tenants on the AST have  
successfully passed a reference with us, this  
allows you to change tenants during the cover  
period without taking out a new policy.

**Continued Payment** - The rent will continue  
to be paid until vacant possession is obtained  
- regardless of when a claim is made during  
the AST.

**Secure Cover** - In the event of a claim, at no  
extra cost our solicitors can serve the Section  
8 and 21 Notices. We will cover up to £2,500  
rent per month, with a maximum of £10,000 in  
any one claim. Legal Expenses cover is up to  
£100,000 to gain vacant possession.

**Comprehensive cover**  
to protect your business.

Rent Protection Certificate			RENT4SURE PROTECTING YOUR BUSINESS
<b>POLICY TYPE</b> Product 6 Months Nil Excess  Total Monthly Rent £550.00	<b>PERIOD OF INSURANCE</b> Start Date 15th October 2012  End Date 14th May 2013	<b>RENT PROTECTION DETAILS</b> Certificate Number: 500000009  Agent Smith and Co Lettings (ID #231)	
<b>Policy Details</b> Information associated with your Rent Protection policy.	<b>Property Details (The Property)</b> This Rent Protection policy has been taken out on the following property:  73 Elder One DAVENTRY Northamptonshire NN11 0XE	<b>Agent Details (The Insured)</b> This Rent Protection policy has been taken out by Smith and Co Lettings.  48 High Street Daventry Northants NN11 4HU	
<b>Policy Cover</b> Information on the cover this Rent Protection certificate provides.	<b>Cover on this Policy</b> <ul style="list-style-type: none"><li>All tenants must be listed on the Tenancy Agreement</li><li>All tenants must have successfully passed a Tenant Reference with Calcredit Information Group Ltd or otherwise agreed by Arc Legal</li><li>Maximum £2,500 rent per month</li><li>Maximum total rent payment during period of cover £10,000</li><li>Up to £100,000 legal expenses for eviction costs due to non-payment of rent</li><li>One month rent taken in advance</li><li>One month deposit - this must be lodged with an approved Tenancy Deposit Scheme, or, have taken out appropriate insurance</li></ul>	<b>Cover not on this Policy</b> <ul style="list-style-type: none"><li>Cover on this policy will be VOID if all tenants are not listed and named on the Tenancy Agreement</li><li>Cover on this policy will be VOID if all tenants have not successfully passed a Tenant Reference with Calcredit Information Group Ltd or as otherwise agreed by Arc Legal</li></ul>	
<b>Further Information</b> Additional information about your Rent Protection policy.	<b>Making a Claim</b> Claims can be completed via our website. To make a claim against this policy, please visit <a href="http://rent4sure.co.uk/claims/create/500000009">http://rent4sure.co.uk/claims/create/500000009</a> . Alternatively you can log in to your Agent Suite and make a claim via the Property Overview screen.  In order to avoid delay, please ensure you submit all necessary documentation alongside your claim.	<b>Contact Us</b> If you require any information regarding this certificate or the cover given please contact:  Rent4sure Limited Unit 1, The Glenmore Centre Honeywood Parkway, White Cliffs Business Park Whitfield CT16 3FH  In order for your claim to be valid, please ensure all claims are submitted within 45 days of the tenant entering arrears. Alternatively, you can call us on 0330 0883 774 or email us at <a href="mailto:enquiries@rent4sure.co.uk">enquiries@rent4sure.co.uk</a> . Please quote your Certificate Number shown above.	
<b>Compliance</b> Financial Services Authority compliance information	<b>Insured</b> Smith and Co Lettings are the insured for this Rent Protection. Smith and Co Lettings must not, unless directly authorised by the FSA or an appointed representative of a directly authorised organisation, resell this policy to any third party under any circumstances. <b>This certificate must not be re-sold or given to any third party.</b>		

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