

## Landlord Protect

As a commercial landlord, did you know that the value of your investment can reduce significantly if your leases are not drafted correctly, if you have not conducted a rent review recently, or if a tenant carries out work to your property without your consent?

In addition many landlords are not truly aware of the provisions of their leases and in particular clauses allowing the landlord to charge for undertaking services such as management duties and other outgoings that the landlord incurs. As a result, a regular source of income is being lost.



Our Landlord Protect package is the best way to ensure your long-term investment is maximised and protected.

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### What is Landlord Protect?

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Landlord Protect is an exclusive package that has been tailored by Stephensons to assist you in achieving the best financial return possible from your property investment.

The Landlord Protect service offers a full review of your leasehold agreements. The review will highlight deficiencies that may be rectified in future leases, and potential missed billing and fee income opportunities, including the ability to claim arrears. The report will also include a diary of key dates so that you should not miss a rent review, a landlord break opportunity, or the end of a lease etc.

#### **There are two fee options available:**

- To report on one individual lease, the fee is £175.00 plus VAT and £50.00 per additional document (licence to assign, authorised guarantee agreement etc)
- If you are the landlord of an estate or building with five or more tenants, and ask that we review a minimum of five leases, the fee per lease will reduce to £125.00 plus VAT and £40.00 plus VAT per additional document (licence to assign, authorised guarantee agreement etc)

**The Landlord Protect service will also entitle you to the following additional benefits\*:**

- Free membership to Carry on Driving – our free 24-hour legal helpline which puts drivers in touch with qualified road transport lawyers if they are facing a prosecution for any type of driving offence in England and Wales
- Free membership to Constant for you and your employees – Constant is a free 24-hour legal helpline which advises callers on a whole host of everyday issues such as buying and selling a home, relationship and childcare matters, making a claim after an accident and much more.
- Free quarterly newsletter
- Free invites to property seminars and events
- A dedicated relationship manager

\*Stephensons reserve the right to add alter remove such additional benefits

**Please feel free to contact Stephenson's Commercial Real Estate team on 01942 774182 for more information or visit [www.stephensons.co.uk](http://www.stephensons.co.uk)**

## About Stephenson's

Stephenson's provides legal advice for all aspects of your personal or business life. By understanding your circumstances and keeping the red-tape to ourselves, we focus on efficiently delivering what you need, when you need it. Operating from a number of regional locations, we rank among the top 100 UK law firms and are one of the fastest growing practices in the north west. With over 400 staff, you can trust our specialists to take care of things on your behalf, always putting your best interests first. So, for legal advice and action the way you want it, just turn to Stephenson's.