



RENT & LEGAL PROTECTION

LANDLORD COMMUNICATION TEMPLATES (APRIL 2026)

Rent & Legal Protection

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Add new protection

Q

Show cancelled: ☐ Due for renewal only: ☐

Product	Property	Rental Cost	Agent	Added Date	Start Date	Renewal Date	
Rent and Legal Protection	Dri Step 5, BA13 3BN	£1000.00	Amy Test All products	21-09-2024	30-06-2024	30-06-2025	
Rent and Legal Protection	Dri Step 4, BA13 3BN	£1000.00	Amy Test All products	21-09-2024	30-06-2024	30-06-2025	
Rent and Legal Protection	Halford Mill, Lichfield High St, BA13 3BN	£1000.00	Amy Test Reposit	20-06-2024	30-06-2024	30-06-2025	
Rent and Legal Protection	18 High St, BA13 3BN	£1000.00	Amy Test All products	28-05-2024	31-05-2024	31-05-2025	
Rent and Legal Protection	Coach House High St, BA13 3BN	£250.00	Amy Test All products	19-04-2024	28-04-2024	28-04-2025	
Rent and Legal Protection	9 High St, BA13 3BN	£1000.00	Amy Test All products	12-04-2024	04-04-2024	04-08-2024	
Rent and Legal Protection	486 High St, BA13 3BN	£1200.00	Amy Test All products	12-04-2024	30-04-2024	30-08-2024	
Rent and Legal Protection	38 High St, BA13 3BN	£1000.00	Amy Test All products	12-04-2024	30-04-2024	30-08-2024	

LETTER 1 | Landlords With an Active Policy

[LOGO]

Address
Address
Address
Address

Dear [Landlord's Name],

We hope this letter finds you well. We are writing to inform you of an important update in regards to your Rent and Legal Protection in preparation for the Renters' Rights Act, coming into force from May 1st 2026.

Additional Protection Designed for Landlords

From 1st May, the lettings market is set for fundamental change, with the practical implementation of the Renters' Rights Act. Meanwhile, court timelines are increasing. Rents are rising. And for some tenants, their rent now accounts for around 50% of monthly outgoings. There should be no surprise therefore, that even the best tenants can fall on hard times; and this means the reality of managing tenancy risks are increasing.

That's why we've made some important changes to our Rent & Legal Protection, reshaping some of the product's features for today's market, ensuring you and your landlords are protected for the new risks.

How is the policy changing?

As a policy holder, from the 1st May you will benefit from your existing policy features PLUS:

- Rent arrears paid fast, removing the long waits that hurt your cash flow
- Protection of the first month's rent if unpaid after keys have been given to the tenant
- Property damage cover, including pet damage, that exceeds the deposit up to £1,000
- Additional cover if the property is unable to be re-let after vacant possession
- Increase in storage and alternative accommodation cover
- Protection against third part nuisance or trespass
- Cover of the legal costs for disputes over goods or services related or repairs or to defend landlords in criminal investigations.

And most importantly, peace of mind knowing your tenancy is protected and ready for the reality of the Renters' Rights Act.

Price Adjustment for Enhanced Cover

The policy has been reshaped to increase the cover levels, and reduce your risk as a landlord. As a result of this, there will be a [% price increase] price increase from 1st May 2026.

Conclusion

At [Letting Agent Name] our priority is to ensure that your rental experience is as smooth and secure as possible. We are confident that the reshaped policy will provide an added layer of protection for your investment.

Please feel free to reach out to us if you have any questions or need further information.

Thank you for your continued trust in [Agent Name]

Kind Regards

[Agent Name]

LETTER 2 | Landlords Without an Active Policy

Address

Address

Address

Address

Dear [Landlord's Name],

We hope this letter finds you well. We are writing to inform you of an important additional service [AgentName] can offer you, designed to provide enhanced protection and peace of mind for our valued landlords ahead of May 1st.

Additional Protection Designed for Landlords

From 1st May, the lettings market is set for fundamental change, with the practical implementation of the Renters' Rights Act. Meanwhile, court timelines are increasing. Rents are rising. And for some tenants, their rent now accounts for around 50% of monthly outgoings. There should be no surprise therefore, that even the best tenants can fall on hard times; and this means the reality of managing tenancy risks are increasing.

That's why we've partnered with our existing tenant vetting supplier The Lettings Hub, a leading provider supplier in the lettings industry, to offer you Rent and Legal Protection.

In the unfortunate event that your tenant stops paying rent or commits any breach of the terms of their tenancy, you will be able to notify us, and we will be able to claim to recover your losses, up to and in line with the policy limits. This added layer of security is designed to safeguard your rental income and provide expert legal support in times of need.

The Benefits To You

By taking out a policy with [Agent Name] you benefit from:

- Cover for all breaches of tenancy, including non-payment of rent, anti-social behaviour, sub-letting and squatting.
- Continuous rental income, even if the tenant defaults on payments. Cover up to £100,000 for lost rent.
- Arrears paid out until vacant possession
- Legal Expenses up to £100k covered with access to comprehensive legal support for tenant disputes, including possession proceedings.

Plus, from May 1st 2026 you will benefit from the enhanced benefits including:

- Rent arrears paid fast, removing the long waits that hurt your cash flow
- Protection of the first month's rent if unpaid after keys have been given to the tenant
- Property damage cover, including pet damage, that exceeds the deposit up to £1,000
- Additional cover if the property is unable to be re-let after vacant possession
- Increase in storage and alternative accommodation cover
- Protection against third part nuisance or trespass
- Cover of the legal costs for disputes over goods or services related or repairs or to defend landlords in criminal investigations.

And most importantly, peace of mind knowing your tenancy is protected and ready for the reality of the Renters' Rights Act.

Conclusion

At [Agent] our priority is to ensure that your rental experience is as smooth and secure as possible. We are confident that the reshared policy will provide an added layer of protection for your investment.

Please feel free to reach out to us if you have any questions or need further information.

Thank you for your continued trust in [Agent Name]

Kind Regards

[Agent Name]