

Case review information

1. The Landlord

Title	
First name	
Surname	
Address	
Postcode	
Email	
Phone Number	

2. The Agent (if applicable)

Company	
Email Contact	

3. Who we correspond with

3.a Who we invoice

Agent	Landlord	Agent	Landlord
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I give consent for LegalforLandlords to contact me about their services

Please provide renewal dates for your other insurance products and one of my colleagues will give you a call to provide a competitive quote.

EPC	How many properties?
Gas Safety	Conveyancing
Mortgage	Buy to Let Insurance
Income Protection	Homeshift (Utilities etc.)

4. The Tenant (s)

Title		Title	
First name		First name	
Surname		Surname	

5. The Rental Property

Address	
Postcode	

6. The Tenancy Agreement

Verbal	<input type="checkbox"/>	Written	<input type="checkbox"/>	Term (eg. 6 month, 12 months)	<input type="text"/>
Date the tenant moved in	<input type="text"/>			Number of renewal agreements	<input type="text"/>
Did you purchase the property with the tenant in situ?	Yes	No			
If yes, how was the tenant updated	<input type="text"/>				

7. Rent Due

Current Rent	<input type="text"/>			Original Rent (if different)	<input type="text"/>
Monthly	4-Weekly	Weekly	Other	Date	<input type="text"/>

8. Deposit

Was a deposit taken?	Yes	No	Amount received	<input type="text"/>
Was the deposit registered?	Yes	No	Registered with	<input type="text"/>
Date received	<input type="text"/>		Date registered	<input type="text"/>
Was the certificate given to the tenant?	Yes	No	On what date?	<input type="text"/>
Prescribed Information – This is booklet with the terms and conditions, contact details and information about the government scheme you have registered the deposit with.				
Was the prescribed information given to the tenant?	Yes	No	On what date?	<input type="text"/>

9. Rent Arrears

Is the tenant in any rental arrears?	Yes	No	Amount owed	<input type="text"/>
Please provide a rent schedule to show the months the payments were missed.				

10. Notices Served

Have you served any notices on the tenant?	Section 8	Section 21		
Please provide a copy				

11. October 2018

Due to the changes in the deregulation act on 01/10/2018 we need you to answer the below questions. Should you answer no to any of the below we would need to correct this before serving notices.

if you have answered no please skip this section.

At the start of the tenancy did you give the tenant a copy of the gas certificate?	Yes	No	if yes, on what date	<input type="text"/>
Did you give the tenant a copy of the Energy certificate EPC?	Yes	No	if yes, on what date	<input type="text"/>
Did you give the tenant a How to rent guide?	Yes	No	if yes, on what date	<input type="text"/>
Have you received a council notice from tenant complaints?	Yes	No	if yes, on what date	<input type="text"/>

11. October 2018 - continued

Notes

INFORMATION TO THE TENANT: Failure to provide the above information to the tenant inline with The Degregulation Act 01.10.18 could invalidate a Section 21 Notice.

12. Further Questions

Does the landlord live with the tenant? Yes No

Further Details

Is the landlord related to the tenant? Yes No

Further Details

Do you want to pursue the Guarantor? Yes No

If yes, please provide the Guarantor Agreement.

Step 1 Eviction Documents Required. To complete a case review please send copies of the below.

Signed Assured Shorthold Tenancy agreement	Landlords ID copy of driving license/passport
Deposit Certificate (if applicable)	Copy of HMO licence if applicable
Prescribed Information (if applicable)	Gas
Up to date rent statement (if applicable)	EPC
Copy of notices Section 8/Section 21 (if any served)	How to rent
Copy of Landlords licence (if applicable)	

13. Your declaration and instructions to LegalforLandlords

I/We understand:

the information I/We have provided forms the basis on which proceedings are issued.

that it is the landlord's responsibility to make sure that all the information provided is accurate.

that it is the landlord's responsibility that the Prescribed information is in line with its Deposit Scheme.

I/We confirm:

that the landlord is the owner of the property or has consent from the owner to serve notice on this tenant. If this matter ever goes to court and the landlord is not able to show evidence of this, the case will be struck out.

I/We confirm:

that we understand and accept LegalforLandlord's terms of business and fixed price list.

the contents contained in these THREE PAGES are accurate and true.

I am the:

LANDLORD'S AGENT (NAMED IN SECTION 2 OF THIS FORM) WITH FULL AUTHORITY TO SIGN
LANDLORD

Full name (CAPITALS)

Signature

Date

Protect the hand that feeds you.



LegalforLandlords™

Only 1 in 10 landlords know about rent protection insurance. That puts 90% of your income at risk. Not the best business strategy, is it?

Choose a better way. Talk to us

0800 840 7133

hello@legalforlandlords.co.uk

www.legalforlandlords.co.uk

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