

Eviction and debt recovery for agents

We're here to help make your life easier

Our in-house team specialise in getting things sorted. If you've got problem tenants, rent arrears, need to serve notice or start eviction proceedings.

Call us FREE on 0333 577 9050 for a 10-minute consultation.

What we will do for you?

We understand that acting quickly is what matters to you, so we won't mess around. We'll start off with a quick chat to determine the next steps. We register your case review and issue your paperwork straight away. Once you return the documents we can get started ASAP. If your documents are all in order, then we can move on to the next steps of the eviction process.

The Eviction Process

- Step 1:** Service of either a Section 8 or Section 21 Notice (depending on the circumstance) which will request the tenant vacates the property by a certain date. Under current rules the Section 8 will allow between 2-4 weeks' notice and between 2-3 months for Section 21.
- Step 2:** If the tenant doesn't leave when the notice expires, we will apply for possession proceedings through the County Courts, requesting that rent arrears are awarded to the landlord and costs where appropriate.
- Step 3:** If the tenant remains in the property when the court order has expired, then we will request an enforce possession order with the assistance of bailiffs.
- Step 4:** Depending on the Judgment made by the courts the next steps would be to apply for either High Court Enforcement to recover the arrears through Execution of Goods or request an Attachment to Earnings order is made. You may also have to consider issuing a small claim against the tenant for rent arrears or damages.

How much does this cost?

The issue of your first notice will cost **£149 + VAT**. To ensure your case is actioned as soon as possible, please return all your case review documents. If we are unable to action your case we will issue a refund of £99 + VAT, in line with our refund policy.

What you need to do?

- Call us to arrange payment over the phone or by bank transfer.

Payment to be by CREDIT/DEBIT CARD You can telephone us on **0333 577 9050**

Payment by BANK TRANSFER Sort: **01-09-17** Account: **66039142**

Personal Ref.: FIRST 8 LETTERS OF THE LANDLORD SURNAME

Please make sure to put the right Ref with the landlord's surname, otherwise your payment may not be allocated and we will not be able to start working on your case.

- Return your case review & supporting documents to your case handler or legalsales@legalforlandlords.co.uk
- You must provide copies of all supporting documents (per sections 8, 11 & 12 of the form).
- You must provide a completed certificate of service to support each document you have provided to the tenant, such as notices already served, EPC & Gas safety certificate, How to Rent Guide, and deposit registration with prescribed information. You must **also** provide copies of all previous year's documents.

Why you need to do this?

We need consent and the correct paperwork to act on your behalf, without this we can't review your case.

We want to ease the burden by acting quickly for you. If there are missing documents, we can't prioritise your case which will end delaying matters for you or ultimately the case may get dismissed by the courts and you would have to start the process all over again.

There are no if's, but's or 'how about's? and no half way measures. The law is pretty clear when it comes to

protecting the rights of the tenants. If you don't have the right documentation you're not going to get to the stage where the tenants can be evicted in a timely and cost-effective way. Any questions please ask.

***Terms & Conditions:** Before any action is taken to review your paperwork or serve notice, payment must be made in full. If you do not return all supporting documents your case will not be processed. If you cancel or decide not to proceed, we will only refund you £99 + VAT within 28 days of the payment being made. Cancellation or withdrawal requests can be made in writing or by email and sent to legalsales@legalforlandlords.co.uk

It's FREE

But it could be worth a fortune

Tenant referencing is critical to protect your interests and those of your landlords. Without a thorough reference, you could end up seriously out of pocket or even in trouble with the law.



LegalforLandlords™

LegalforLandlords' referencing is reliable, rapid and available for any type of tenant or tenancy. It's affordable too, but right now, you don't have to worry about that:

Try our referencing FREE of CHARGE for a fortnight.

There are no catches and no commitments required. If you don't like it, you've lost nothing. In the meantime, we might have saved you a whole heap of trouble. Find out more:

0333 577 9050

hello@legalforlandlords.co.uk www.legalforlandlords.co.uk

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