



The National Homeowners Structural Guarantee for LANDLORDS

Savvy property investors know the importance of protecting their assets. With property yields currently around 4%, a major repair bill could easily wipe out any investment earnings – not to mention the loss of rental income if your tenant has to move out in the meantime.

There are many reasons why Landlords may face large repair bills:

- New roof - £3000-£10000
- Dry rot - £4000 - £15000
- Wall tie failure - £2000- £5000
- Defective alterations - £1000- £20000
- Chimney rebuild - £ 1000
- Restraint to wall - £ 1500
- Restraint to roof - £ 1500
- Rebuild bulging wall - £ 15000

Repair bills of this nature, could wipe out many months income.

Case study:

A Landlord owns a property worth £150k, he is renting it out for £625 per month. (5% yield). The property developed a problem with damp due to defective work that was done by the previous owner and not covered by the survey when the property was bought - or by the buildings insurance. The cost of repair was £3000. In addition, the tenant had to move out for two months whilst the work was completed. Resulting in a total loss of £4500 – equivalent to six months rent.

Just 70p a day could cover the cost of protecting your property against unforeseen repair bills.

The NHSG The first 'NHBC' type warranty in the market for older property! Providing peace of mind for property owners and buyers!



HOMEOWNERS
SEAL OF CONFIDENCE

By The Property Guarantee Company Limited
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