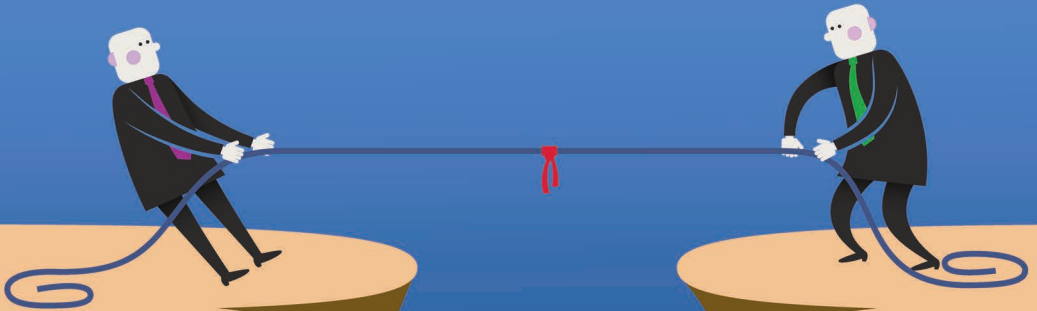


Are you at risk of losing a Tenant tug of war?



PROBLEMS FOR LANDLORDS

- Difficulty in obtaining Possession?
- Rent Arrears
- Claims for damages against Landlords by Tenants
- Loss of Future Rental Income
- Damage to Property by Tenants
- Deposit Related Issues

IMPACT ON ESTATE AGENTS

- Less Buy to Let Properties Purchased
- More potentially unpaid work for Estate Agents / less paid work
- Claims against Estate Agents by Landlords
- Loss of clients
- Bad reputation where students and Tenants are concerned

RECOMMENDED BY AGENTS ACROSS THE SOUTH

FIXED FEE OFFER

- Preparation of a Section 21 Notice and / or Section 8 Notice
- Preparation of the Claim Form and Particulars of Claim for Possession
- Drafting the witness statement for the Landlord
- Drafting the statement of costs for the Landlord
- Providing of telephone advice (1 call per month limited to 30 minutes, this usually costs £108.50 + VAT)

All the above will be included in an up-front payment of **£450 + VAT** (excluding any Court fee)

The above fixed fee of £450 + VAT may increase in cases where the Tenant(s) is:

- Pursuing a counter-claim against the Landlord
- Making allegations of disrepair against the Landlord
- Alleging failures to register the deposit by the Landlord
- Alleging failures provide health and safety certificates
- Has made complaints to the local authority

ALTERNATIVELY

If the client simply wants advice and the preparation of a Section 21 or a Section 8 Notice. Then the fee would be the time spent on the advice, usually £108.50 + VAT for 30 minutes. Plus a fixed fee of £30 + VAT for the preparation of Section 21 Notice and £50 + VAT for the preparation of a Section 8 Notice.

- Advice and preparation of Section 21 Notice - $£130.20 + £60 = £190.20$
- Advice and preparation of Section 8 Notice - $£130.20 + £60 = £190.20$

Following the expiry of the Notice(s), preparation of Witness Statements, Claim Form, Particulars of Claim and the Statement of Costs is usually another 2 to 2.5 hours of work - £434.00 to £542.50 + VAT

HEARINGS

A fixed fee can be agreed for the Hearings for £200 + VAT

MONEY CLAIMS

The Court proceedings for possession will include a claim for rent arrears and costs where appropriate.

ENFORCEMENT

We have reliable enforcement agents and can serve a warrant of possession on your behalf for a fixed fee of £108.50 + VAT excluding the Court Fee.

PREVIOUSLY

S21. (1) Fixed Term Notice
S21. (4) Periodic Notice

No requirement other than registration of deposit and prescribed information before a S.21 Notice could be served

S.21 Notice could be served at the start of the Tenancy

S.21 Served no time to issue Court proceedings

No relevant notices by the local authority to prevent a S.21 Notice

Less scope to invalidate an S.21 Notice

NOW

New prescribed S.21 Notice Form 6A

There are now many more documents than before that have to be served at the start of the Tenancy before a S.21 Notice can be validly served

Not now - DA 2015 says you can't do this, this means longer Tenancies! Bad news if you have a non - paying problem Tenant

Use or lose it - you now have a time period to issue Court proceedings following the S.21 Notice

No S.21 Notice may be given to the Tenant(s) for a period where the local authority has served a relevant notice on the Landlord

Greater scope to invalidate an S.21 Notice. A local authority can do this preventing retaliatory evictions

DIRECT CONTACTS

Gurmail Pardesi

Gurmail.Pardesi@LinderMyers.co.uk

Marie Forbes

Marie.Forbes@LinderMyers.co.uk

LINDER MYERS S O L I C I T O R S

02382 148019 | www.linder-myers.co.uk

Employment Law | Immigration Law
Conveyancing | Civil Litigation | Dispute Resolution
Divorce | Family Law | Wills & Probate

FIXED FEES / CAPPED FEES / NO WIN NO FEE

LINDER MYERS SOLICITORS

Let us help...



Linder Myers Hampshire

10 Carlton Crescent
Southampton
Hampshire SO15 2EZ

02382 148019 | www.linder-myers.co.uk

Employment Law | Immigration Law
Conveyancing | Civil Litigation | Dispute Resolution
Divorce | Family Law | Wills & Probate

FIXED FEES / CAPPED FEES / NO WIN NO FEE