

# Assumptions and your obligations

## Your Rent Guarantee or Legal Expenses policy has been based on the following assumptions:

- Tenants have met the referencing criteria outlined in the policy wording (affordability, identification & credit check). If the tenants do not meet the criteria, you have obtained a guarantor who meets the guarantor requirements.
- If this policy is a renewal or being transferred in as a renewal, the last 12 months rental payments have been received on time (within 31 days of the due date) and there are no changes to the tenants' financial situation.
- Any deposit taken has been protected within the current regulations and the Gas Safety Certificate, Energy Performance Certificate, Electrical Certificate and How to Rent Guide have all been issued in accordance with regulations on letting a property.
- A valid tenancy agreement is in place and the 1st month's rent has been received before the tenant(s) have been allowed to occupy the property.
- You and/or your business have not been subject to an investigation by HMRC which has resulted in a prosecution.
- Neither you, your directors or partners involved with your business, or any other company or business, have:
  - ever had a business insurance proposal declined, renewal refused, insurance cancelled or special terms applied.
  - ever been convicted of or charged (but not yet tried) or been given an official police caution in respect of any criminal offence, other than a motoring offence, which are not spent under the Rehabilitation of Offenders Act.
  - been declared bankrupt or insolvent or been the subject of bankruptcy proceedings or insolvency proceedings or been disqualified from being a company director in the last ten years.
  - been the subject of a County Court Judgement, an Individual Voluntary Arrangement, a Company Voluntary Arrangement or a Sheriff Court Decree in the last ten years.