

Property Let **Legal Protection**

ARAG Ireland

Statement of customer demands and needs

Please consider the following questions in order to decide whether ARAG Property Let Legal Protection meets your demands and needs. This statement is not a summary of cover.

- Do you own and let out (or intend to let out) private residential property to tenants who have a right to rent?
- Would you like to be able to access free legal advice on landlord and tenant law and counselling by telephone?
- Is your property let or do you intend that it should be let under either a fixed term tenancy or a part 4 tenancy which
 - (i) is governed by the Residential Tenancies Act 2004 and the Planning and Development (Housing) and Residential Tenancies Act 2016, and
 - (ii) is registered with the Residential Tenancies Board, that you have leased to your tenant(s) by entering into a signed lease agreement?
- Would you be able to correctly issue the necessary legal notices to obtain vacant possession of your property as prescribed under the Residential Tenancies Act 2004 and Planning and Development (Housing) and Residential Tenancies Act 2016?
- Would you wish to be protected against legal costs to seek repossession and recover rent arrears if your tenant fails to vacate your property at the end of the tenancy agreement, or falls into arrears with the rent?
- Would you wish to get help from a solicitor to recover losses arising from tenant dilapidations if the retained deposit is insufficient to pay for such losses?
- Would you wish to use mediation or to pursue a legal claim against the party responsible if your property is damaged by a third party, or if you suffer nuisance or trespass – and get all of the costs covered?
- Would you like to be protected for rent arrears due to you?
- Would you wish to have legal representation if you are prosecuted relating to the letting of your property?

ARAG Legal Protection Limited is registered in Republic of Ireland number 639625.
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ARAG Legal Protection Limited is regulated by the Central Bank of Ireland.

www.arag.ie