



Protection

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UK Property Investing News



Announcing A New 'Hidden Danger' Affecting All UK Landlords...

Hello my name is Andrew Barker and I'm a successful property investor based in Reading, Berkshire. Probably the biggest mistake I see most property investors make is that they don't do enough to protect their investments.

You see I realised something pretty frightening a few months ago when I heard the following story. Unless I did something (and quick) I could, like thousands of other property investors in the UK, find myself in trouble....

Here's the story I heard from a friend of mine in around March this year...

"A middle aged property investor (we'll call him Mr. X) had bought a two bed semi about two years ago. Mr. X. was your everyday typical property investor. He worked hard for a living. He had a respectable job and had begun to invest in property to support his failing pension. In a few short years he'd built up a respectable portfolio of five investment properties all generating a positive cash flow. Everything was going great. That was until one day...

Out of the blue Mr.X receives a court order. He is being sued by the neighbour of one of his tenants. He was being sued because a dog that belonged to one of his tenants had attacked the neighbour causing cuts to his hands and legs..."

How do you protect against this type of lawsuit? More to the point why was Mr.X being sued at all? It was not his dog that had caused the injuries. It was his tenants...

Here's the real shocker. He was being sued because, according to the prosecuting lawyer, he should have known that the tenant had an aggressive dog. As a result Mr. X it was his responsibility to have done something about it...

The real reason, of course, is that the tenant had no money. Mr.X was a fatter juicer target for the greedy prosecuting lawyer. Because of his ability to pay....

Please understand that the rules have changed and it is no longer about who's to blame. It's about who can pay. As a landlord your assets are obvious and reachable. As a result...

You're pretty much a 'sitting duck' unless you do something about it...

By the way he lost the case and had to pay damages in the order of £50,000. He'd blown £50,000. He was the victim of some smart arse greedy lawyer"

You can imagine how he felt. It doesn't even bear thinking about...

Why am I telling you this story?

Well, this story is actually based in the USA. But before you relax and think that this won't happen to you. Think again! You need to sit up and pay attention...

It is sad fact that the UK is quickly following the USA down the same slippery slope. You only have to sit in front of the TV for 5 minutes to see an advert from Claims direct, accident help-line or another similar company to see evidence of that...

You've already seen the introduction of HHSRS, where landlords are expected to take more responsibility for the health and safety of there tenants...

Combine the increase in the number of companies offering free legal advice with HHSRS and B-O-O-M!

You get the picture...It's a time bomb waiting to go off...

If you are serious about investing in property and want to learn more about how to protect your assets then please visit this web-site

<http://www.ukpropertyinvestingnews.com/Index3.html> below to find out more...



Article provided by Andrew Barker who is the editor of UK Property Investing News