

Free up the funds you have tied up in security, release your bank guarantee.

It's hard enough for any business owner to manage their cashflow, even harder when you have a significant amount of cash tied up as security.



What is Tenancy Bond Insurance?

Tenancy Bond Insurance is a solution that offers benefits to both landlords and tenants. It replaces difficult to manage, inflexible hard copy bank guarantees with an insurance policy offered through a globally rated insurer that is unconditional because it delivers cash on demand payable directly to the landlord upon receipt of letter of claim. Payment is normally made within 3 business days.

As the tenant, it provides all the security your landlord seeks but at a fraction of the cost of keeping your cash tied up, allowing you to free up your cash that you normally can't access. Using Tenancy Bond Insurance means you can use this cash to expand your business, open a new location, invest in new staff or whatever you like.

Tenancy Bond Insurance offer great flexibility in that can be established once for the duration of the lease, up to 8 years maximum.

For more information

Please speak to Richard Cholewick directly by calling 0499 038 566 or email Richard on richard@benjamin-ig.com.au

The difference that Tenancy Bond Insurance can make

Bank Guarantee	The Challenge	Tenancy Bond Insurance
Normally restricted to big 4 banks.	Banks will look to lock up all your accounts and services as part of the approval processes.	Offered by a global insurer that doesn't affect any existing banking facility.
Issued as original certificates.	Hard copy certificates are hard to keep track of and are not transferable to new owners of Shopping Centres if sold.	All documentation is electronic easy to share. All documentation is kept by Benjamin & Benjamin and not the bank.
Landlord must present physical bank guarantee to access the security.	Banks insist on original hard copy certificate being presented as part of any claim. Can be difficult if the issuing branch is located in a different State.	Landlord does not need to present certificate to make a claim. A letter of demand is emailed to Benjamin & Benjamin and funds are realised within 3 days after approval.
Release from a bank guarantee can be difficult.	Funds can be tied up for months or years after a bank guarantee is ceased due to needing to provide original certificates.	Does not tie up any financial security from the tenant. If the policy is not renewed it is deemed lapsed.
Difficult to arrange a bank guarantee.	Banks like to review all financial records and often look to lock in other products/security which is disproportionate to the security required.	The tenant completes a simple application form and submits P&L for three years. The process is normally between 5 working days to two weeks depending on the value of the bond required.
Replacing a bank guarantee is difficult.	Often a tenant needs to have a second bank guarantee in place until an original certificate can be produced and cancelled by the bank as required.	The policy applies only for the term of the lease. Easy to cancel a policy if needed and any unused portion of the premium is returned subject to the cancellation clause of the policy.
Bank guarantees tie up real capital.	Strangles the business of available funds when needed for expansion, development, fit outs etc.	Has no effect on any banking facility.

How can we help?

If you are running a business, have a minimum of \$20,000 tied up in tenancy bond security and you wish to free up those funds, we can help release those funds to be used to help you grow your business.

Application / Contact us

Apply directly at www.tenancybondinsurance.com.au and use the code **BDC**. For additional information, please speak to Richard Cholewick directly by calling 0499 038 566 or email richard@benjamin-ig.com.au

Tenancy Bond Insurance is available exclusively through
Benjamin & Benjamin Insurance Group Pty Ltd - ABN 37 603 884 108