

Policy Summary

For Residential Property – Unoccupied or Occupied

The following summary does not contain the full terms and conditions of the contract of Insurance, which can be found in the Policy document, a copy of which is available on request. The summary does not form part of your contract of insurance.

NAME OF INSURER

This insurance is underwritten by Great Lakes Reinsurance (UK) PLC.

ABOUT YOUR POLICY

This policy covers property insurance of let and unoccupied properties.

This insurance provides cover for landlords' buildings and landlords' contents. Accidental damage extension cover is available as an option for buildings only. Property owner's liability cover also is included. Please refer to your certificate schedule for your selected cover. Please contact your insurance advisor if you would like a copy of the Policy documents for landlords' residential property.

SIGNIFICANT FEATURES AND BENEFITS *Applicable for tenanted property (reference to the sections contained in the Policy documents):*

Buildings are defined as:

The private dwelling built of brick, stone or concrete and roofed with slates, tiles, metal or concrete, its decorations and fixtures and fittings attached to the property, garages and outbuildings, swimming pools, tennis courts, drives, patios and terraces, walls, gates, fences and fixed fuel tanks.

Contents are defined as:

Household goods and personal property, within the home, which are your property or for which you are legally responsible.

Buildings and Contents are covered for loss or damage caused by:

- Fire, Lightning, Explosion or Earthquake
- Aircraft and other Flying Devices
- Storm, Flood, Weight of Snow
- Escape of Oil from fixed domestic oil-fired heating installations
- Escape of Water from fixed water tanks, apparatus or pipes
- Accidental damage to oil pipes, underground supply pipes, sewers, drains and cables
- Theft or attempted theft excluding from outbuildings and garages
- Collision by any vehicle or animal
- Riots, Strikes, Violent Disorder, Civil Commotion and Malicious Damage
- Subsidence or Heave of the site or Landslip
- Falling Trees, Lamp-posts or Telegraph Poles
- Property Owner's legal liability

The Buildings and Contents sums insured are index linked to protect you against inflation (only if applicable).

Cover can be extended to include Accidental Damage in respect of Buildings only.

Buildings Cover also includes:

- Damage caused by falling aerials and satellite dishes
- Breakage of fixed glass, solar panels, sanitary fixtures and ceramic hobs
- Loss of rent due to you up to 20% of the sum insured for Buildings
- Architect's and Surveyor's fees, debris removal and additional costs as a result of Local Authority requirements
- Increased domestic metered water charges up to £750 in all following an escape of water
- Anyone buying your home until completion of sale

- Your legal liability as owner up to £2,000,000 for any one accident or series of accidents arising out of one event

Contents Cover also includes:

- Your legal liability as occupier up to £2,000,000 for any one accident

COVER APPLICABLE SHOULD YOUR PROPERTY BECOME VACANT DURING THE POLICY PERIOD

- The property will be considered vacant if either the property does not have sufficient furnishings for normal use as a home, or the property has not been lived in for 30 consecutive days. Should the property become vacant during the policy period, the following restricted cover will apply:

Buildings

Insurers will only pay the cost of repairing or rebuilding the property insured following loss or damage by the following specific perils:

- Fire, Lightning and Explosion
- Aircraft
- Earthquake
- Subsidence, ground heave or landslip
- Property owners legal liability

Contents

- As above

THE FOLLOWING IS APPLICABLE TO ALL PROPERTIES:

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

Exclusions that apply to the whole of this insurance:

- Loss or damage caused directly or indirectly by radioactive contamination and nuclear assemblies
Loss, damage or liability directly or indirectly occasioned by, happening through or in consequence of: war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, or confiscation or nationalisation or requisition or destruction of or damage to property by or under the order of any government or public or local authority Existing or Deliberate Damage
- Loss, damage or liability caused by Nuclear, Biological or Chemical contamination arising from terrorism, steps taken to prevent,
- suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived act of terrorism

POLICY EXCESS

The standard policy excess is Professional £100, Asylum Seekers £500, other £250 unless stated in the schedule. For claims resulting from Subsidence, Landslip or Heave the excess is £1000. Any specific excesses that may be applied will be advised to you.

CHANGES IN OCCUPANCY OF THE PROPERTY

- You must tell the insurance broker who sold you this insurance of any changes to the use of the Property as a private residence.
- Leaving the home unoccupied for more than 30 days or leaving the home insufficiently furnished enough to be normally lived in will result in restrictions in cover. If you do not tell us of these changes your claim may not be covered.

CHANGES TO THE PROPERTY

You must tell the insurance broker who sold you this insurance before you start any structural work to the buildings that:

- Change the use of the buildings in any way
- Involves the external surfaces of the buildings being affected/changed

- Means you have to move out of the buildings for any period of time

FLAT ROOF

If a part of the roof at the premises is flat, you must have this checked and maintained where necessary every 5 years.

GENERAL EXCLUSIONS

- Any loss or damage caused by portable heating appliances other than oil filled electric radiators or fan assisted electric heaters
- Any loss caused by wear and tear or any gradually operating cause
- Theft or attempted theft unless violent or forcible entry or exit occurs
- Theft or attempted theft for loss or damage, which your lodgers or tenants have caused, allowed, chosen to overlook or not reported to the police
- Malicious damage by tenant
- Electrical goods, jewellery, furs, gold and silver including plated articles
- Wear and tear and depreciation or any other gradually operating cause
- Infestation, corrosion, damp, wet or dry rot, mould or frost

THE FOLLOWING IS APPLICABLE TO ALL UNOCCUPIED PROPERTIES:

COVER APPLICABLE FOR UNOCCUPIED LEVEL 1

Buildings

- Fire, Lightning and Explosion
- Aircraft
- Earthquake
- Property owners liability

Contents

- As above
- No cover available for contents within outbuildings and/or garages

COVER APPLICABLE FOR UNOCCUPIED LEVEL 1 Plus

Buildings

- Fire, Lightning, Explosion Earthquake and Aircraft and other flying devices falling on them
- Storm, Flood or weight of Snow
- Collision by Vehicle of Animal
- Breakage or Collapse of fixed radio and television aerials, satellite dishes and their fixtures and fittings
- Subsidence or Heave of the site upon which the buildings stand or landslip (unless to be sold)
- Property owners liability

Contents

- As above
- No cover available for contents within outbuildings and/or garages

COVER APPLICABLE FOR UNOCCUPIED LEVEL 2

Buildings

- Fire, Lightning and Explosion
- Earthquake
- Theft or attempted theft
- Aircraft
- Storm, flood or weight of snow
- Escape of water from and frost damage to fixed water tanks apparatus or pipes
- Escape of oil from a fixed domestic oil fired heating installation and smoke damage caused by fault in any fixed domestic heating installation
- Collision by vehicle or animal
- Breakage or collapse of fixed radio and television aerials, satellite dishes and their fixtures and fittings
- Subsidence or heave of the site upon which the buildings stand or landslip (unless to be sold)
- Property Owners Liability

Contents

- As above
- No cover available for contents within outbuildings and/or garages

Contents only Not Available

NOTES APPLICABLE TO ALL VACANT PROPERTIES

- We should be advised as soon as the property becomes vacant
- No return premiums are allowable UNLESS you request cancellation of the policy. We can only cancel the policy from the date your advices are received
- It is warranted that the insured or his representative visit the premises for internal and external inspection purposes at least once every 14 days, a record of all inspections to be kept and any defects revealed by such inspections remedied immediately
- In the event that property becomes vacant at inception or during the policy period, then all other section excess remains at £250
- All letterboxes and other openings to be sealed.

THE FOLLOWING IS APPLICABLE TO ALL PROPERTIES:

DURATION

The period covered by this insurance is normally for 12 months. Renewal will be subject to the terms and conditions that apply at the time of renewal.

HOW TO SETTLE YOUR CLAIM

Buildings

- We will pay the full cost to repair or replace the loss or damage providing the buildings have been maintained in a good state of repair and the sum insured is adequate to cover the full cost of rebuilding the home.

Contents

- If you claim for loss or damage to the contents we will at our option repair, replace or pay for any article covered under section two less an amount or wear and tear and depreciation.

The maximum we will pay you in respect of any item/section will be the sum insured shown in the schedule attaching to the insuring document.

CANCELLATION CLAUSE / MTA

- If you or we cancel the policy, and you have not made a claim during the current period of insurance in the first year, the short term cancellation will be applicable and a percentage of the premium will be returned, these are as follows, 65% in month one, two and three, 35% in months four, five and six and finally 15% in months seven, eight, nine and ten and nil return thereafter. No return in premium if under £30.00, pro rata return every year thereafter. A minimum 50% time on risk maybe charged in the event of an unoccupied property being sold. No return premium for 3 month or 6 month policies.
- In the event that you cancel the cover 14 days from inception we will refund your premium for the time that is left on your policy. We may make an additional administrative charge of £30 or 10% of the premium, whichever is the greater.
- Any additional premium or return premium that is less than £10.00 will not be charged.

COMPENSATION

We are covered by the Financial Services Compensation Scheme (FSCS). Subject to the FSCS Rules you may be entitled to compensation from the scheme if we cannot meet our obligations. This depends on the type of business and circumstances of the claim.

More information regarding this scheme can be found on www.fscs.org.uk Telephone: 020 7892 7300.

General insurance products are generally covered for 100% of the first £2,000 and 90% of the remainder of the claim. However, compulsory classes of insurance are covered for 100% of the claim. In each of these cases there is no limit to the amount of compensation payable. Further information about compensation scheme arrangements are available from FSCS.

LAW APPLICABLE TO THE INSURANCE

The parties are free to choose the law applicable to this Insurance Contract. Unless specifically agreed to the contrary this insurance shall be subject to English Law.

CLAIMS

If you believe that you have a claim under this Insurance, you should notify:

Davies Managed Systems Ltd
2nd Floor East Court
Riverside Park
Stoke-On-Trent
Staffordshire
Telephone: 0870 420 1228

COMPLAINTS PROCEDURE

Our aim is to ensure that all aspects of your insurance are dealt with promptly, efficiently and fairly. At all times we are committed to providing you with the highest standard of service.

If you have any questions or concerns about your policy or the handling of a claim you should, in the first instance, contact the insurance broker who sold you this insurance either in writing or by telephone.

If you are unable to resolve the situation and wish to make a complaint, you can do so at any time by referring matters to:

Compliance Officer
Great Lakes Reinsurance (UK) PLC
Plantation Place
30 Fenchurch Street
London
EC3M 3AJ
Telephone: 020 3003 7000

Complaints that cannot be resolved by the Company may be referred to the Financial Ombudsman Service:

South Quay Plaza
183 Marsh Wall
London
E14 9SR
Telephone: 0845 0801800

This complaints procedure is without prejudice to your right to take legal proceedings.

Arthur Savage Insurance
2 – 3 High West Street , Dorchester, Dorset, DT1 1HZ
Tel 01305 264 306 Fax 01305 263 938