

Landlords Buildings and Contents Insurance

Insurance Product Information Document

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Our Home Insurance is underwritten by Fairmead Insurance Limited (renamed from Legal & General Insurance Limited), part of the Liverpool Victoria General Insurance Group.

Company: Fairmead Insurance Limited

Product: Landlords Insurance

IMPORTANT. This document does not contain the full terms, conditions, limitations and exclusions of the policy, which you can find in the Policy Booklet and your Policy Schedule.

What is this type of insurance?

Landlords insurance covers you against the cost of repairing or rebuilding your let property or replacing its contents owned by you, depending on which cover you choose.

If your let property is damaged or destroyed, repair and rebuilding costs quickly mount up. Replacing your furnishings can also be expensive, without landlords insurance you would have to cover these costs yourself. Landlords Insurance is designed to cover certain unforeseen events, but it doesn't cover everything.



What is Insured?

- ✓ Cover for events such as fire, storm, flood, theft and escape of water
- ✓ The sum insured and limits, as confirmed in your quote, Policy Booklet and Policy Schedule

Buildings Cover (where chosen)

- ✓ The structure of your let property, its garages or domestic outbuildings within the boundaries of your land
- ✓ Permanent fixtures and fittings.
- ✓ Cover for some accidents such as accidental breakage of a window or sanitaryware
- ✓ Tracing the source of any escape of water and replacement or repair of any walls damaged during this investigation
- ✓ Property owners' liability
- ✓ Home emergencies including call out charges and labour

Contents Cover (where chosen)

- ✓ Household goods, furniture, furnishings, fixtures and fittings which are owned by you in your let property, garage and any domestic outbuildings within the boundaries of the land
- ✓ Legal liability to third parties

Additional Cover Options (where chosen)

- Accidental damage or malicious damage by tenants to Buildings
- Accidental damage or malicious damage by tenants to Contents
- Legal expenses, rent guarantee and eviction of squatters (subject to meeting eligibility)



What is not insured?

- ✗ Your policy excess.
- ✗ Maintenance, wear and tear or damage that happens gradually over a period of time
- ✗ Storm or flood damage to fences, gates and hedges
- ✗ High risk property, such as jewellery, pictures or televisions
- ✗ Your personal belongings or pedal cycles
- ✗ Deliberate acts of damage, or damage that has happened before the start of your policy



Are there any restrictions on cover?

- ! You won't be covered for certain events, such as malicious acts, theft, escape of water, or breakage of glass prior to the commencement of the first tenancy, between lets, or where you are aware that the let property is not being lived in, unless you take precautions to safeguard your let property, as detailed in the General Conditions of the Policy Booklet
- ! You won't be covered for certain events, such as accidental damage (where chosen), malicious acts, theft or breakage of glass, if your let property is left unoccupied for more than 90 days, or for escape of water or frost damage, if your let property is left unoccupied for more than 40 days. Additionally, if the property has not been lived in for between 40 and 90 days, the standard excess of £100 is increased to £500 for these perils
- ! If damage occurs within a clearly identifiable area or to a specific part and it is not possible to match replacements, you won't be covered for replacing any undamaged or unbroken item.



Where am I covered?

- ✓ We provide cover for your let property, its outbuildings, and its permanent fixtures and fittings.
- ✓ We provide cover for your contents within the let property. We also provide limited cover to some of your contents items within the boundaries of the property, such as in your garden or garage.



What are my obligations?

- Provide full and accurate information to the questions we ask during your application and tell us if any of this information changes during the period of insurance.
- You must not commit fraud.
- You must keep your buildings and contents in a sound condition and in good repair.
- In the event of a claim, you must:
 - Tell us as soon as reasonably possible and give us full details;
 - Retain any damaged contents or parts of buildings, so that we may inspect them;
 - Not negotiate, admit fault or make any offer, promise or payment without our written consent.



When and how do I pay?

You can choose to pay the premium by either:

- Monthly Direct Debit;
- Annual Direct Debit;
- As a one off payment by credit or debit card.



When does the cover start and end?

Your policy will begin from the day you've requested cover to start and will continue for a minimum of 12 months.

This is an annually renewable policy.

The date your policy will start and end will be confirmed in your quote or Policy Schedule.



How do I cancel the contract?

You can cancel your policy at any time by writing, emailing or calling us.

- If you cancel this policy within 14 days of the start date or renewal date, or after you receive your policy documents, whichever is later, we will refund you for the period of unused cover.
- If you decide you don't want this policy after 14 days of the start date or renewal date, or after you receive your policy documents, whichever is later, and you have not made a claim, we will charge you for the period that we have provided cover to you.

If you have made a claim during the period of insurance then you will have to pay the full annual premium, so you won't receive a refund.

EASIER TO READ INFORMATION

Please call us if you are visually impaired and would like this document in Braille, large print or audio tape or CD.