



ZURICH



Summary of Cover

LANDLORDS HOUSEHOLD

Buildings and contents insurance for landlords

keyfacts

INTRODUCTION

An insurance package designed for Landlords of let property.

This insurance has been arranged by Rentguard, a trading style of RGA Underwriting limited, and underwritten by Zurich Insurance plc. RGA Underwriting Ltd is authorised and regulated by the Financial Conduct Authority (FCA). Zurich Insurance plc is authorised by the Central Bank of Ireland and subject to limited regulation by the FCA.

Please read your certificate and statement of facts carefully and inform your broker or us immediately if any of the information is incorrect, if the level of cover is unsuitable for your needs or if any of the details changes since purchasing the policy, including but not limited to, change in tenancy type, if it becomes unoccupied or if there are any building or renovations works starting.

You have 14 days from the start of the policy to amend or cancel the policy without incurring any charges. Cancellation after this period is subject to a pro-rate refund with a 15% cancellation charge.

POLICY SUMMARY

This document provides a summary of the significant features, benefits and limitations of the cover provided by Rentguard Household Buildings and Contents Insurance policy; as such, it does not contain the full terms and conditions of your insurance. You can find the full terms and conditions of the product in the policy wording. This summary is provided to you for information purposes only and does not form part of your insurance contract.

What cover do I have?

The section of cover you have including the sum insured for each section are shown in the policy certificate.

How long is it for?

Your policy will normally run for 12 months unless you or we choose to cancel. Pro-rata options are available if the policy is part of a portfolio. Please speak to your agent or Rentguard for available options. If the policy was paid for by Direct Debit, your policy may auto-renew extending cover for a further 12 months. You will be informed of this in advance of the policy renewing.

What cover is available?

Rentguard Let Property insurance policy provides the following cover options:

- Buildings – the structure of the insured property.
Landlord’s Contents – the contents belonging to and provided by you for use by tenants at the insured property.

SIGNIFICANT FEATURES AND BENEFITS FOR BUILDINGS AND CONTENTS

Cover includes perils insured against the following major events: fire, explosion, lightning, earthquake, riot, collision by vehicles, aircraft or animals, storm or flood, theft or attempted theft, malicious damage, subsidence, landslip or heave, water or oil leaking from any fixed appliance, pipe or tank, falling trees, breakage of glass of sanitary ware, falling or breakage of radio and television aerials and dishes.

Buildings Additional Cover

Table with 2 columns: Cover Offered, Standard Cover. Rows include Replacement value of the property, Cover for tracing and making good leaking underground pipes, Accidental breakage of fixed glass, Loss of rent or alternative accommodation expenses, Damage to landscaped gardens, Theft of keys/lock replacement.

Table with 2 columns: Cover Offered, Standard Cover. Rows include Loss of metered water (£500), Emergency access (£1,000), Theft of fixed fabric of the property (£2,500).

Contents Additional Cover

Table with 2 columns: Cover Offered, Standard Cover. Rows include Replacement value of Contents, Contents in the communal parts, Loss of rent or alternative accommodation expenses, Landlord’s garden equipment (£1,000).

Liability Cover

Table with 2 columns: Cover Offered, Standard Cover. Rows include Property Owners Liability (up to £5m), Legal liability incurred under the Defective Premises Act, Employers Liability (up to £10m).

SIGNIFICANT OR UNUSUAL LIMITATIONS AND EXCLUSIONS

Table with 2 columns: Policy Conditions and Exclusions, Applies to. Rows include The property must be maintained in a good state, It is a condition precedent to this policy that the property must be inspected every 6 months, You must take all reasonable precautions to prevent loss, Loss, damage or liability caused as a result of the insured property being used for illegal activities, The maximum amount payable including all the automatic cover is the sum insured, Theft or Malicious Damage by you, It is a condition precedent to this insurance that you should notify us immediately of any change in the risk or circumstances that may affect your insurance cover.

There is no cover for damage directly or indirectly caused by wear and tear, settlement, shrinkage, depreciation, corrosion, wet or dry rot, fungus, damp, moths, vermin infestation, rust, mildew, sealant failure, cracking, fracturing or collapse	All covers
Motor vehicles, valuables such as gold, furs, jewellery and personal articles are not covered under this insurance	Contents only
Fines and penalties imposed are not covered	All liability covers
Liability for which compulsory motor insurance is required is not covered	All Liability covers
Damage to property leased, hired or rented to you is excluded	Public Liability cover
Excess applies to each and every loss per private dwelling	All covers
All changes in tenancy/alterations in risk must be advised to Rentguard	All covers
Losses involving faulty/defective workmanship or the activities of contractors are excluded	All covers
This policy does not cover loss or damage to pipes made of pitch-fibre material	Buildings only

### EMPTY OR UNOCCUPIED PROPERTY

If any part of the insured property is empty or unoccupied, cover will be restricted to damage caused by fire, lightning, explosion, earthquake and aircraft only. We must be informed as soon as possible when this occurs.

We will not pay for any claim arising from the perils Fire, Lightning, Earthquake, Explosion and Aerial vehicles under this policy in respect of any property or part of property which is empty or unoccupied unless:

- The premises are inspected internally and externally at least once during each 7 days by you or your appointed representative; and
- The water, gas and electricity supplies are turned off at the mains and the water system drained but the electricity supply may be left on if required for security alarm or other security devices; and
- Door, door locks and windows identified as being suitable for external use must be fitted and operative at all times; and
- All refuse and waste materials are removed from the interior of the premises and no accumulation of refuse and waste be allowed in the adjoining yards or spaces owned by you;

Failure to comply with any part of this section may invalidate a claim. Your policy excess may increase whilst your property is empty or unoccupied.

### EXCESSES

Please refer to certificate and statement of fact for excesses that apply to your policy. Your excess may differ if the property becomes empty or unoccupied, or if any of the facts which the policy is based on changes during the policy term.

### YOUR CANCELLATION RIGHTS

You are entitled to cancel your insurance policy at any stage during the policy term. You are entitled to a period of 14 days, from inception, in which to consider the content of your insurance policy, and the extent of the cover therein. Cancellation of your policy within these 14 days is therefore subject to a full refund.

Provided that there have been:

- No claims made under the policy for which we have made a payment;
- No claims made under the policy which are still under consideration;
- No incident likely to give rise to a claim but is yet to be reported to us.

Cancellation after 14 days will be subject to the normal terms and conditions of the policy wording, and will be refunded on a proportionate basis, less 15% of the total cost of the insurance premium.

If a claim has been submitted or there has been any incident likely to give rise to a claim during the current period of insurance, no refund for the unexpired portion of the premium will be given.

### CLAIM NOTIFICATION

In the event that you need to make a claim under your policy, you should telephone the Rentguard claims line on 0208 587 1071. Claims must be submitted within 30 days of the incident, full details of the claims process can be found in the policy wording.

### MAKING YOURSELF HEARD

We value the opportunity to investigate any concerns you may have which relate to your policy. Any complaint you may have about the sale or administration of your policy should be addressed to your insurance advisor or to Rentguard Customer Services. Please refer to the policy wording for the full contact details.

Any complaint you may have about the handling of a claim under your policy should be addressed to QuestGates Ltd, Churchgate House, 30 Churchgate, Bolton, BL1 1HL.

Thereafter, if we are unable to help you with your complaint or you are not satisfied with the way your complaint has been handled, you can approach the Financial Ombudsman Service at: Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London, E14 9SR.

Referral to the Financial Ombudsman Service will not affect your right to take legal action. Full details of addresses and contact numbers can be found within the policy wording.

### FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

You may be entitled to compensation from the FSCS should Zurich Insurance plc be unable to meet its liabilities. Further information about the scheme is available on their website: [www.fscs.org.uk](http://www.fscs.org.uk)

For further details about this cover, please refer to your agent, or contact the Quoteline on **0208 587 1060**, giving agent name and/or number

Rentguard Insurance | Grove House, 551 London Road, Isleworth, Middlesex TW7 4DS | Tel: 0208 587 1060 Web: [www.rentguard.co.uk](http://www.rentguard.co.uk)  
A trading style of RGA Underwriting Ltd, authorised and regulated by the Financial Conduct Authority. Registered in England and Wales No. 4302819

Underwritten by Zurich Insurance plc. Zurich Insurance plc a public limited company incorporated in Ireland Registration No. 13460 Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK branch registered in England and Wales Registration No. BR7985 UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ Authorised by the Central Bank of Ireland and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our regulation by the Financial Conduct Authority are available from us on request. Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

© Copyright Zurich Insurance plc 2010. All rights reserved. Reproduction, adaptation or translation without prior written permission is prohibited except as allowed under copyright laws.