

Summary of Cover

REFERENCE PLUS - For Agents Only

LEGAL EXPENSES & RENT PROTECTION

For 6 and 12 month tenancy terms

Rentguard Tenant Referencing is a requirement of this policy

keyfacts[®]

TYPE OF INSURANCE COVER

The policy provides cover for Advisors Costs incurred in eviction Proceedings when a Tenant(s)/Guarantor fails to perform their obligations set out in the terms of the Tenancy Agreement. The policy also covers Rent arrears owed by the Tenant(s)/Guarantor under the Tenancy Agreement.

SIGNIFICANT FEATURES AND BENEFITS

Your policy includes the following features, which are explained in detail in your Policy Wording Booklet:

- Advisors Costs up to £25,000 per claim, for eviction Proceedings;
- Monthly rental up to £2,500 per month (Payable during the period of insurance for a maximum of 6 months or £15,000 per claim whichever is the lesser and whilst the Tenant(s) remains in the property);

SIGNIFICANT TERMS & CONDITIONS OF THE POLICY

Your policy excludes some situations and certain requirements must be met prior to submitting a claim in addition to those listed above. Please refer to the Policy Wording Booklet for full details. For specific information on exclusions, please refer to the section General Exclusions. The most significant or unusual exclusions and requirements are outlined below:

- Claims cannot be considered without a signed Tenancy Agreement/Property Management Agreement/Dilapidations Inventory.
- In the event of a claim, it is the responsibility of the Agent to provide evidence of a satisfactory Tenant Reference obtained from Rentguard.
- Claims must be reported within 45 days of the Insured Incident.
- Claims are excluded where the amount is less than £250.
- Claims cannot be paid for insured events that occur within the first 90 days of the period of insurance, when the Tenancy period commenced, before the inception of the Insurance Policy unless evidence of previous continuous insurance is provided.
- Claims will not be paid as a result of a dispute between the Agent and the Landlord.
- Claims costs must be agreed in advance with Arc Legal.
- Any monies recovered from the Tenant or Guarantor will be retained by Arc Legal to pay for any Adviser's Costs or Rent that has been paid by Underwriters under this insurance.

Other terms and conditions may apply, dependent on circumstance.

All type of lets must have a Full Profile reference obtained from Rentguard Tenant Referencing, where the Tenant and Guarantor are deemed suitable to undertake the Tenancy Agreement. If only a Credit Check was obtained from Rentguard Tenant Referencing, showing no County Court Judgements in the past three years and no outstanding County Court Judgements, then the following is a requirement of the policy:

- Identification from the Tenant, containing a clear photograph; (passport or driving licence)
- Either a Utility Bill or a Bank Statement;

(The documents should be no more than one month old from the start of the Tenancy).

Please note that the details have to be valid from the start of the Tenancy Agreement and in the event of a claim, the responsibility lies with the Agent to produce the appropriate documents.

Referencing is only applicable if the Tenant(s) have not yet moved into the property before the first continuous policy is inception.

For further information or advice about Tenant Referencing, please contact Rentguard Tenant Referencing on 0844 412 2020.

DEPOSIT

A sum of money equivalent to a minimum of one month Rent must be collected from the Tenant(s) in accordance with Section 213 of the Housing Act 2004 (and any amending legislation) and the Tenant(s) must not be allowed possession of the property until the 1st months rent, the Property Management Agreement and a Deposit have been received in cleared funds and signed.

EXCESSES

This policy carries an excess which is equal to the sum of one month rental income; unless otherwise noted on the policy certificate and statement of fact that no excess applies to the policy.

DURATION OF POLICY

The policy will remain in force for either 6 or 12 months, from the date of commencement, as shown on your Policy Schedule.

RIGHT TO CANCEL

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 14 days is therefore subject to a full refund of the policy price, minus the price of the Tenant Reference.**

After 14 days, cancellation of your Insurance Policy will be subject to the normal terms and conditions of the policy; however, there is no refund of premium allowable.

HOW TO CLAIM

A claim form can be obtained from:
<http://www.arclegal.co.uk/informationcentre/index.php>
Alternatively: telephone 0844 770 1079 and quote "Rentguard".

COMPLAINTS

At Rentguard, we pride ourselves in providing excellent support to our clients at all times. However, if for any reason you are unhappy with this, we would like to hear from you. Please refer to your Policy Wording for details of the complaints procedure.

DETAILS ABOUT OUR REGULATOR

Rentguard is a trading style of RGA Underwriting Ltd, authorised and regulated by the Financial Conduct Authority. The Financial Conduct Authority website which includes a register of all regulated firms can be visited at www.fca.gov.uk/register, or the Financial Conduct Authority can be contacted on 0845 606 1234

FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

Under the Financial Services and Markets Act 2000, should Rentguard be unable to meet all its liabilities to policy holders, compensation may be available. Information can be obtained on request, or by visiting the Financial Services Compensation Scheme website at www.fca.gov.uk/register. This policy is underwritten by **Inter Partner Assistance S.A.**, a wholly owned subsidiary of **AXA Assistance**, part of the **AXA GROUP**

IT COULDN'T BE EASIER

- All you will need is the following:
- Full name of the policy holder;
 - Risk address & postcode;
 - Monthly rental income;
 - Number of Tenants.

REFERENCING

It is important that the Agent uses **Rentguard Tenant Referencing** on his Tenant(s)/Guarantors prior to the rental term commencing. In the event of a claim, the Agent will be required to present specific and valid information relating to the Tenant(s)/Guarantors. For further information please refer to the statement of fact, or contact Rentguard Tenant Referencing services on 0844 412 2020

IMPORTANT - This document provides a summary of the policy only, and does not contain the full terms and conditions of the cover provided. These can be found in the Policy Wording Booklet, which is available on request. It is important that you read all of your policy documents carefully when you receive them, and contact us immediately if you are unclear about the level of cover provided.

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