



Summary of Cover

LANDLORDS HOUSEHOLD

Buildings and Contents Insurance for Landlords

An insurance package designed for Landlords of let property.

RGA Underwriting Ltd offers you comprehensive standard cover plus optional extras.

Inflation Protection - We take away the burden of keeping **your** buildings sums insured in line with inflation - **we** use recognised price indices to amend **your sums insured** to reflect inflation.

Expert Claims Management - We take on the burden of negotiating with third parties on **your** behalf.

Spreading Your Cost - You can take up the option to pay **your** annual premium by monthly direct debit - helping **you** to manage **your** cashflow. There may be a charge associated with this.

Policy Duration - This is an annually renewable **policy**.

Sums Insured - Correct values at risk must be advised to **us**. If the **sums insured you** request are not adequate, this may jeopardise **your** claim or cover.

POLICY SUMMARY

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This document is a summary of the insurance cover provided by the buildings and **contents** insurance product and, 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** document. This summary is provided to **you** for information purposes only and does not form part of **your** insurance contract.

Type of insurance cover - **RGA Underwriting Ltd** offers comprehensive cover for landlords of let **property** including buildings, communal **contents**, employers' and public liability. Please refer to **your policy certificate** for full details of **your** cover.

The maximum amount **we** will pay is the **sum insured** or limit shown within **your policy** wording or on the **policy certificate**.

FEATURES AND BENEFITS

Cover applies to Great Britain, Northern Ireland, the Channel Islands and the Isle of Man and additionally, in respect of employer's liability, to temporary visits abroad excluding off-shore.

Buildings

Cover Offered	Standard Cover	Policy ref
Replacement value of buildings, flats or rented private dwelling houses and associated outbuildings/garages (including debris removal, architects and surveyors' fees).	Up to amount nominated by the Insured.	Page 11
"All Risks" cover including subsidence being subject to certain exclusions.	✓	Page 7
Automatic reinstatement of sum insured following a loss.	✓	Page 12
Damage to cables, drains and underground pipes.	✓	Page 10
Cover for tracing and making good leaking underground pipes, drains and cables.	£2,500 per property and £25,000 in any year of insurance.	Page 10
Accidental glass breakage for fixed glass and sanitary ware.	✓	Page 10
Loss of rent/alternative accommodation expenses as a result of damage covered by the policy .	30% of buildings sum insured .	Page 11
Damage to landscaped gardens caused by emergency services.	£5,000 in any one year of insurance.	Page 11

Replacement of locks and keys following theft.	£500 per property .	Page 11
Loss of metered water as a result of bursting or leaking pipes.	£1,000 per claim.	Page 11
Accidental damage to closed circuit television.	£5,000.	Page 11
Removal of bees/wasps nests.	£250.	Page 11
Emergency access.	✓	Page 11

Contents

Cover Offered	Standard Cover	Policy ref
Replacement value of household goods and all other personal property .	Up to amount nominated by the Insured.	Page 13
"All Risks" cover available for high risks items.	✓	Page 13
Property in the open but within the premises (This limit shall not apply to radio and television aerials, satellite dishes, their fittings and masts that are fixed to the property).	£250.	Page 13
Accidental glass breakage for fixed glass and sanitary ware.	✓	Page 15
Contents , if not otherwise insured, are covered whilst temporarily removed from the premises .	✓	Page 15
Terrorism cover.	✓	

Liability

Cover Offered	Standard Cover	Policy ref
Employer's liability.	£10m.	Page 18
Public liability for property owners.	£5m.	Page 16
Legal liability incurred under the Defective Premises Act.	✓	Page 16

SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS

Significant or Unusual Exclusions and Limitations	Applies to
The property must be maintained in a good state of repair and reasonable precautions must be taken to avoid any loss.	Buildings & contents .
Special terms apply to empty buildings - you must advise RGA Underwriting immediately if any premises becomes unoccupied .	Buildings & contents .
Date Recognition Exclusion.	All covers except employer's liability.
Computer or data processing equipment, operator error, virus or hacking.	Buildings, contents .
Subsidence damage to property except garages where main building is not damaged at the same time.	Buildings & contents .

Diminution in market value.	Buildings, contents .
Theft or malicious damage by the Insured (or member of their family) or any employee or by the tenant residing in the building or other people lawfully on the premises .	Buildings, contents .
Property in the open.	Contents .
Gradually operating causes e.g. rust, rot, corrosion and gradual pollution.	Buildings, contents & and public liability.
Fines and penalties imposed.	Liability covers.
Liability assumed by agreement.	Public liability.
Liability for which compulsory motor insurance is required.	Employers' and public liability.
Damage to property in your custody.	Public liability.
There is no cover for loss or damage arising from illegal activities.	All covers.

EXCESSES

Policy Excesses	Minimum Excess (Refer to Policy Schedule)
Subsidence minimum excess.	£1,000.
Public liability - property damage.	£100.
Buildings and contents occupied properties	
- All losses except subsidence.	- Buildings £100. Contents £50.
Buildings and contents unoccupied properties and properties occupied by asylum seekers:	
- All losses except subsidence.	- £250.

EMPTY/UNOCCUPIED PROPERTY

We must be notified as soon as possible, but in any event within 45 days, whenever a **property** becomes empty or **unoccupied**. Failure to comply with any part of this section could invalidate a claim.

We will not pay for any claim arising under paragraphs (Theft) (Riot) (Malicious Damage) (Escape of Water) (Damage to Water Installations) of the perils insured and paragraph (Glass) of the Extensions if any **property(s)** is/are left without an occupant for more than 14 consecutive days unless:

- i) The **premises** are inspected internally at least once during each 14 days by **you** or a person authorised by **you**;
- ii) The water, gas and electricity supplies are turned off at the main and the water system drained or the central heating system is left in full operation to maintain a minimum continual temperature of 13°C throughout the **premises**;
- iii) Door and door locks identified as being suitable for external use must be fitted and used at all times;
- iv) 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**.

Other terms and conditions may apply, dependent on circumstance.

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 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.

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 pro-rata, less 15% of the total cost of the insurance cover.

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 **RGA Underwriting** claims line on 0870 240 1563. Claims must be submitted within 30 days of the incident.

MAKING YOURSELF HEARD

Any complaint **you** may have should, in the first instance, be addressed to **your** insurance adviser, then claim office or helpline as applicable. If **you** are not satisfied with the way in which **your** complaint has been dealt with, **you** may ask the policyholder & Market Assistance Department at Lloyd's to review **your** case.

Having followed this procedure, **you** can refer **your** complaint to the Financial Ombudsman Service (FOS). Full details of addresses and contact numbers can be found within the **policy** wording.

FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

RGA Underwriting Ltd is covered by the FSCS, which is triggered when an authorised firm goes out of business; in this unlikely event **you**, may be entitled to compensation from the scheme. Compensation under the scheme for:

- Compulsory insurance is covered in full.
- Non compulsory insurance is protected in full for the first £2,000 and 90% of any amount above the threshold.

Full details are available at www.fscs.org.uk

FINANCIAL SERVICES AUTHORITY REGULATION

Equity Red Star and **RGA Underwriting Ltd** are authorised and regulated by the Financial Services Authority (FSA). This can be checked on the FSA's website at www.fsa.gov.uk/register or by contacting the FSA on 0845 606 1234.

This **policy** is underwritten by Equity Red Star which is managed by Equity Syndicate Management Ltd and is authorised and regulated by the Financial Services Authority. Equity Syndicate Management Limited is registered in England No. 426475. Registered Office: Library House, New Road, Brentwood, Essex CM14 4GD.

For further details about this cover, please contact the Quoteline on **0800 2944 546** and quote "City Landlord". Alternatively, you can buy online at www.citylandlord.co.uk