

HOMELET LANDLORDS CONTENTS INSURANCE

keyfacts

This document provides a summary of the cover provided. Full details can be found in the policy document a copy of which is available on request. Where a policy is arranged you should refer to your policy document, policy schedule and any endorsements that apply for full details of the cover in force.

Contents Insurance is underwritten by Groupama Insurance Company Ltd (50%) and Propgen Insurance Ltd (50%)

Type of Insurance Full Contents or Limited Contents
Period of Cover 12 Months

Significant Features and Benefits

Contents section provides cover for;

- Contents on a New for Old basis following loss or damage caused by fire, aircraft, malicious persons (excluding malicious damage by tenant), lightning, explosion, collision or impact, falling trees and earthquake, theft by forcible means, subsidence, heave, riot / civil commotion, storm, flood, escape of water or oil leakage.

- Loss of rent and your re-letting costs or costs of alternative accommodation, following insured damage, up to 30% of the Contents sum insured.

- Replacement of locks following theft of keys

- Legal Liability as Owner of the Contents - £5,000,000

- Legal Liability as Employer for;

Public Liability - £5,000,000

Employers Liability - £10,000,000

- If Limited Contents is selected cover is provided for the following items only;

- Carpets
- Curtains
- Sun Blinds
- Light Fixtures and Fittings
- Kitchen white goods

Additional Options

Accidental Damage option is available at an additional charge and includes Accidental and Malicious Damage by the Tenant (not available on Limited Contents).

Nil Excess Option is available at an additional charge (not available on Limited Contents).

Significant Exclusions, Limitations, Conditions

Exclusions / Limitations

Territorial Limits

Cover is specifically designed for let properties in Great Britain and Northern Ireland, the Channel Islands and the Isle of Man

Policy Excesses

£250 Standard

£500 Malicious Damage

£500 Accidental Damage (where the option is taken)

Sums Insured

Full Contents Minimum Sum Insured £10,000

Full Contents Maximum Sum Insured £59,999

Limited Contents – Fixed Sum Insured £5,000

Sums Insured on Full Contents of £60,000 or more may be considered on referral to underwriters

Minimum Security

For properties where the Contents sum insured is equal to or greater than £30,000, the front and final exit doors must be fitted with a lock conforming to BS3621 with appropriate striking plate. All other external doors must have a lock conforming to BS3621 with appropriate striking plate **or** be fitted with key-operated security bolts top and bottom and all accessible* windows, fanlights,

and skylights, that can be opened must be secured with window locks with detachable keys.

Where the minimum standard of security is not met theft cover is not included.

* By "accessible" we mean those windows, fanlights and skylights where entry can be attempted from the outside by a person or normal physical ability without the need to bring anything to the site or use any ladder, stepladder or scaffolding found on the site in order to do so.

Personal Possessions

The Contents section does not cover your personal possessions or valuables left at the property.

Unoccupied Properties

Loss or damage caused by malicious persons, escape of water, theft or attempted theft and accidental damage is excluded where the property (or any residences within) has been unoccupied, in between tenancies, for a period exceeding 90 days. Where there is a commercial unit within the property exclusions will apply immediately. Should the property (or any residences within) remain unoccupied for a period exceeding 180 days you must notify us and further restrictions / exclusions may apply. Cover restrictions may apply to properties unoccupied at inception of a policy.

Terrorism

Terrorism cover is excluded for commercial customers

Terrorism cover is restricted to £500,000 (Buildings, Contents, Loss of Rent combined) for non-commercial customers.

The definition of commercial customer is detailed in the policy wording. Quotations to extend your policy to cover terrorism are available on request.

Accidental Damage

Accidental Damage to mirrors and glass in furniture is not automatically included under the standard policy cover. This cover will only apply if the Accidental Damage option is taken.

Malicious Damage by Tenant(s)

Malicious Damage by Tenant(s) is not automatically included under the standard policy cover. This cover is only available if the Accidental Damage option is taken.

Liability as Employer

Cover is restricted to cover staff that are employed under a contract of domestic service in relation to the Insured Property.

Average Clause

The Sum Insured declared must represent the cost of replacing the Contents on a new for old basis otherwise average may be applied to a claim. This means that you will bear a proportion of each loss, which will be the equivalent to the proportion of underinsurance.

Sets / Suites

We will not pay for the replacement of or work on any undamaged items or remaining parts of the Insured Property solely because they form part of a set, suite, group or collection of articles of a similar nature, colour, pattern or design.

Wear and Tear

Damage caused by wear and tear or any other gradually operating cause is excluded.

Conditions

Tenancy Agreements

This insurance policy is designed for residential properties let on a written Assured Shorthold Tenancy* with a minimum initial period of at least three months. Please ensure that the tenancy granted by you, the Landlord, complies with this. If you are in any doubt, you should obtain advice from your local Citizen's Advice Bureau (which is free of charge) or from a solicitor.

If the tenancy agreement is not an Assured Shorthold Tenancy* as detailed above the type of agreement must be referred to us for consideration. If we accept your tenancy agreement additional terms may be applied. If you fail to refer your tenancy and it is found not to be an acceptable agreement your policy may be void in the event of a claim

NB: Tenancy Agreements for Properties that are let to companies, commercial trades (e.g. shops & offices), housing associations or local councils cannot be deemed to be Assured Shorthold Tenancies and must be referred to our underwriting team for terms and conditions.

* in England and Wales or the equivalent in Scotland, Northern Ireland or the Isle of Man.

Nil Excess - Quotations for the Nil Excess option subject to satisfactory claims history

If you have any questions about this document please contact us: Tel: 0845 117 6000: Fax: 0845 117 6001
HomeLet, Becor House, Lincoln, LN6 7DL

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