

Let Plan Landlords Economy Buildings insurance

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.

Type of Insurance

Economy Buildings insurance is underwritten by Groupama Insurance Company Ltd (50%) and Propgen Insurance Ltd (50%)

Period of Cover

12 Months

Significant Features and Benefits	Significant Exclusions, Limitations, Conditions
<p>Buildings section provides cover for;</p> <p>The rebuilding of your property following loss or damage caused by fire, aircraft, 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.</p> <p>Loss of rent and your re-letting costs or costs of alternative accommodation, following insured damage, up to 20% of the Buildings sum insured.</p> <p>Property Owners Liability - £5,000,000</p> <p>Domestic Staff Liability - £5,000,000</p>	<p>Territorial Limits</p> <p>Cover is specifically designed for let properties in Great Britain and Northern Ireland, the Channel Islands and the Isle of Man</p> <p>Policy Excesses</p> <p>£500 Standard £1000 Subsidence</p> <p>Sums Insured</p> <p>Minimum Sum Insured £50,000 Maximum Sum Insured £999,999</p> <p>Sums Insured of £1,000,000 or more will be considered on referral to underwriters</p> <p>Unoccupied Properties</p> <p>Should the property (or any residences within) become unoccupied you must notify us immediately. Once you have notified us, cover will continue without restriction for a period of 7 days (effective from the date the property was vacated), following which loss or damage caused by escape of water or theft or attempted theft will be excluded</p> <p>The following conditions must also be complied with, within 7 days;</p> <ul style="list-style-type: none"> • all services are disconnected • the water system is drained down (if the unoccupancy occurs between the months of October and March inclusive) • all waste material, internally and externally is removed and continues to be removed weekly thereafter • the property (or residence) is inspected and on a weekly basis thereafter • the letterbox is sealed shut <p style="text-align: right;">Continued</p>

If you have any queries concerning this document, please contact Let Plan on Tel: 0845 117 6066.

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	<p>Minimum Security</p> <p>For all properties 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.</p> <p>Where the minimum standard of security is not met theft cover is not included.</p> <p>* 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.</p> <p>Terrorism</p> <p>Terrorism cover is excluded.</p> <p>Accidental Damage</p> <p>Accidental Damage to fixed glass, fixtures and fittings and underground services is not automatically included under the standard policy cover. There is no Accidental Damage cover under this policy.</p> <p>Malicious Damage</p> <p>There is no Malicious Damage cover under this policy.</p> <p>Domestic Staff Liability</p> <p>Cover is restricted to cover staff that are employed under a contract of domestic service in relation to the Insured Property.</p> <p>Subsidence</p> <p>Subsidence cover is excluded automatically where the property is situated on the Isle of Wight.</p> <p>Average Clause</p> <p>The Sum Insured declared must represent the full rebuilding cost of the property 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.</p> <p>Sets / Suites</p> <p>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.</p> <p>Wear and Tear</p> <p>Damage caused by wear and tear or any other gradually operating cause is excluded.</p> <p style="text-align: right;">Continued</p>

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	<p><u>Conditions</u></p> <p>Tenancy Agreements</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>* in England and Wales or the equivalent in Scotland, Northern Ireland or the Isle of Man.</p>

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