

Landlords Insurance

Insurance Product Information Document

Insurance provided by

ASSETSURE

Company: Hildon Park Ltd t/as Assetsure

Product: Landlords Insurance

Hildon Park t/a Assetsure is registered in England and Wales and authorised and regulated by the Financial Conduct Authority (Reg No: 592997).

The following summary does not contain the full terms and conditions of the contract which can be found in your policy documentation. We provide you with a sum insured of £1,000,000 for Buildings.

If you require Contents Insurance, the sum insured you choose will be stated on your schedule of insurance as are any special policy endorsements including your policy excess.

What is this type of insurance?

This is a Landlords Insurance Policy It covers your Buildings against a wide range of standard insurance perils with an option to include Accidental; Damage. You can also choose to include Landlords Contents and Legal Expenses.



What is insured?

Landlords Buildings

- ✓ Buildings cover of £1,000,000
- ✓ Legal liability as owner of the building up to £2,000,000
- ✓ Loss of Rent (following an insured peril) £50,000
- ✓ Up to £750 in increased water meter charges following and escape of water claim
- ✓ Up to £500 towards replacing and fitting locks if you lose your keys anywhere in the world
- ✓ Up to £1,000 for damage to the buildings caused by forced access to deal with medical emergency or to prevent damage to the home
- ✓ Up to £2,500 to find the source of an escape of water or oil from any fixed water tanks, apparatus or pipes following loss of damage to the buildings
- ✓ Up to £5000.00 in respect of malicious damage or attempted theft by your tenant.

Optional covers available on request

- Full Accidental Damage cover
- Landlords Contents
- Landlords Legal Expenses (Please refer to separate document)



What is not insured?

- ✗ The policy excess which will be displayed on your schedule
- ✗ Malicious Damage caused by your tenant in excess of £5000
- ✗ Theft or attempted theft from the home other than as a result of violent and forcible entry to or exit from the home
- ✗ Wear and tear, depreciation, corrosion, rusting, damp, rot, rising damp, rising water table, insects, vermin, fungus, condensation, fading, frost or anything that happens gradually, the process of cleaning, dyeing, repair, alteration, renovation, restoration or anything reaching the end of its serviceable life.



Are there any restrictions on cover?

- ! Loss or damage caused by escape of water including frost damage if your property becomes unoccupied or permanently vacated by your tenants and you do not either drain down the water system or leave the property heated to 12 degrees Celsius during the months of November to February inclusive.



Where am I covered?

- ✓ The residential building at the address declared and as stated on your schedule of insurance.



What are my obligations?

- It's important that the information you provide us with is accurate as failure to do so may result in your policy becoming invalidated and a claim not being paid.
- At the start and during the term of the policy, review your cover and policy limits and ensure that they are still right for you,
- You must tell us if any of the answers you gave to the questions you were asked when you took out your policy change during the insurance period such as:
 - You change your address
 - The home becomes unoccupied or unfurnished
 - The home becomes your permanent residence
 - The home becomes illegally occupied
 - Your home is going to be used for short periods each week or as a holiday home
- You must comply with all relevant laws relating to the letting of property.
- The Building must be inspected internally by you or your representative at least every 180 days with records kept of each visit.
- All waste including accumulated mail must be removed.
- The buildings are maintained and not neglected.



When and how do I pay?

We require you to pay for your policy before or when cover commences. You can pay your premiums annually by credit or debit card, or monthly by direct debit (direct debits are subject to a credit charge).



When does the cover start and end?

Your policy will start and end on the dates specified as the Period of Insurance in your schedule, unless it is cancelled by you or by us before it ends. Our right to cancel is limited as set out in the policy.



How do I cancel the contract?

You can cancel your policy by calling or writing to us. If you cancel within the first 14 days your premium will be refunded in full, unless you have made a claim. You can cancel at any other time and will not be charged a cancellation fee. Any premium you have paid for the rest of the insurance period will be refunded on a pro-rata basis.