



## **Schofields UK Let Property Insurance Policy Summary**

The information provided in this summary is key information you should read. This summary does **NOT** contain the full terms, conditions, excesses and exclusions. These are detailed in the certificate wording a copy of which is available on request and can be viewed on our website **[www.schofields.ltd.uk](http://www.schofields.ltd.uk)**

### **BUILDINGS AND CONTENTS SECTIONS**

#### **INCLUDES COVER FOR LOSS OR DAMAGE CAUSED BY:**

Fire, Lightning, Explosion, Earthquake, Aircraft, Storm, Flood, Escape of Water from fixed water tanks, apparatus or pipes, Escape of Oil from domestic fixed oil tanks, apparatus or pipes, Theft or attempted theft, Impact by any vehicle or animal, Riots, Strikes, Violent Disorder, Civil Commotion, Malicious Damage, Subsidence, Landslip or Heave, Falling Trees, Lamp-posts or Telegraph Poles.

#### **BUILDINGS SECTION ALSO INCLUDES COVER FOR:**

Accidental damage to underground pipes, breakage of fixed glass, sanitary fixtures and ceramic hobs.

Unless otherwise agreed buildings are deemed to be built of brick, stone or concrete and the roof with slate, tiles, asphalt, metal or concrete.

Certain restrictions apply when the property is not furnished for normal habitation, particularly with regard to burst pipes, theft/attempted theft and malicious damage.

### **SIGNIFICANT EXCLUSIONS OR LIMITATIONS**

#### **BUILDINGS SECTION**

- The first £50 of every claim increased to £250 in respect of claims arising from weight of snow and escape of water from fixed water tanks, apparatus or pipes, except for subsidence, heave and landslip where this amount is increased to £1,000.
- The cost of replacing undamaged items which form part of a pair, set, suite or part of a common design or function.

#### **CONTENTS SECTION**

- The cost of replacing undamaged items which form part of a pair, set, suite or part of a common design or function is excluded.
- Property of Tenants is excluded.
- Cash, money, jewellery, gold and silver articles, works of art, valuables are excluded.
- Property in the open is limited to £1,000.

### **ACCIDENTS TO DOMESTIC STAFF SECTION**

Indemnity for legal liability for injury to employees such as cleaners, caretakers or gardeners. The limit of liability is £5M any one accident, plus costs and expenses incurred in defending a claim.

### **LEGAL LIABILITY TO THE PUBLIC SECTION**

Indemnity for legal liability for injury to third parties including damage to their property arising from use of the property as a let property, including injury or damage to the tenants. The limit of indemnity is £5M any one accident plus costs and expenses incurred in defending a claim.

### **DOUBLE GLAZING EXTENSION**

Covering the need to replace double glazing units following breakage of glass up to a limit of £500. The glass itself is covered for breakage under the standard cover on buildings.

## **LOSS OF USE AND DENIAL OF ACCESS SECTION**

Providing cover up to twice the contents sum insured or as agreed for buildings only insurances following loss or damage to the premises insured by an insured contingency as defined in the policy wording.

## **LOSS OF KEYS SECTION**

Provides cover for replacing locks to external doors and alarm following loss of keys.

### **About your insurance**

This insurance is underwritten by certain Underwriters at Lloyd's.

The period of Insurance will be for 12 months unless otherwise agreed by Underwriters. The period of Insurance will be shown in the schedule of insurance.

At least 21 days before each insurance renewal date, you will be advised of the premium and terms and conditions that will apply for the following year. All premiums quoted are inclusive of Insurance Premium Tax. Please note in normal circumstances your premium is due to be paid in full by the inception date of the insurance, unless you have specifically agreed alternative payment methods. Failure to pay within the terms may result in your Insurance being cancelled.

### **Cancellation**

You may cancel this insurance within 14 days from the day you purchase this insurance or the day on which you receive the insurance document, or whichever is the later and receive a refund of the premium paid, as per the insurance wording. Underwriters reserve their rights to refund any premium if you have made a claim on this insurance.

### **Claims**

In the unfortunate event you should need to make a claim please contact: Schofields Underwriting Agencies, Trinity House, 7 Institute Street, Bolton BL1 1PZ Tele: 01204 365080 Fax: 01204 394346  
E-Mail: [holidayhomes@schofields.ltd.uk](mailto:holidayhomes@schofields.ltd.uk)

### **Complaints Procedure**

We are dedicated to providing you with a high standard of service and we want to ensure we maintain these standards at all times. If you feel that we have not offered you a first class service please write and tell us and we will do our best to resolve the problem.

If you have any questions or concern about your insurance or the handling of a claim you should, in the first instance, contact Schofields Underwriting Agencies.

If you are unable to resolve the matter with them and wish to make a complaint you may do so at any time by referring the matter to the Complaints Department at Lloyd's. Complaints that cannot be resolved by the Complaints Department may be referred to the Financial Ombudsman Service. Further details will be provided at the appropriate stage of the complaints process.

The full complaints procedure is shown in the certificate wording.

### **Financial Services Compensation Scheme**

Lloyd's are covered by the Financial Services Compensation Scheme. **You** may be entitled to compensation from the **Scheme** if **Underwriters** are unable to meet its obligations to **you** under this contract. If **you** were entitled to compensation under the **Scheme**, the level and extent of the compensation would depend on the nature of this contract. Further information about the **Scheme** is available from the Financial Services compensation Scheme (7<sup>th</sup> Floor Lloyd's Chambers, Portsoken Street, London E1 8BN) and on their website: [www.fcs.org.uk](http://www.fcs.org.uk)

Schofields Underwriting Agencies is authorised and regulated by the Financial Services Authority. Our FSA Registration number is 118669. You can check this on the FSA's Register at [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register), or by contacting the FSA on 0845 606 1234.