

# Let Property Insurance

## Insurance Product Information Document

Company: Schofields Underwriting Agencies

Product: Let Property Insurance

This insurance is provided by Schofields Underwriting Agencies which is registered in England and Wales. It is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority (FRN. 1811609)

This document is a summary of insurance cover and restrictions found in the policy. It is not personalised to your individual selections. It is not a complete representation of all the provisions of your policy. Please refer to your policy documentation, including the schedule, for full details of the coverage you have been provided and the terms and conditions of that coverage.

### What is this type of insurance?

This is insurance for your let property which covers loss or damage to buildings, contents and your legal liability for accidents.



#### What is insured?

##### Buildings (if selected)

- ✓ Loss or damage to buildings (including garages and outbuildings) caused by incidents specified in your policy wording such as fire, aircraft, storm, flood, escape of water, escape of oil, theft or attempted theft, collision by any vehicle or animal, riot, subsidence, breakage of aerials, falling trees, telegraph poles and earthquake (up to the sum insured in your schedule)
- ✓ Limited accidental damage covering certain parts of your buildings only (e.g. breakage of glass and domestic fuel oil pipes)
- ✓ Sourcing a domestic water or oil leak following buildings damage (up to £1,000)

##### Contents (if selected)

- ✓ Loss or damage to contents in the home (including garages and outbuildings) caused by incidents specified in your policy wording such as fire, aircraft, storm, flood, escape of water, escape of oil, theft or attempted theft, collision by any vehicle or animal, riot, subsidence, falling trees, telegraph poles and earthquake (up to the sum insured in your schedule)
- ✓ Limited accidental damage covering certain contents only (e.g. breakage of mirrors and fixed glass in furniture)

##### Accidents to Domestic Staff

- ✓ Your legal liability to pay compensation for accidental bodily injury to domestic staff employed by you under a contract of service (up to £5,000,000)

##### Legal Liability to the Public

- ✓ Your legal liability as the owner or occupier of the premises for bodily injury to others or damage to their property caused by an accident happening in or around the premises (up to £5,000,000)

##### Theft of Keys

- ✓ The costs you have to pay for replacing locks to safes, alarms and outside doors in the let property following theft of your keys

##### Loss of Use and Denial of Access (if contents selected)

- ✓ Loss of rent receivable or payable if the premises cannot be lived in following damage up to 20% of the sum insured of the buildings or contents (you can only claim under one section of the policy)



#### What is not insured?

- ✗ Escape of water, escape of oil, theft or attempted theft, malicious damage, vandalism or accidental damage if the premises is unoccupied for more than thirty (30) consecutive days.
- ✗ Loss or damage caused deliberately by you or your domestic staff.
- ✗ Loss or damage caused by storm, flood and weight of snow to domestic outbuildings and garages which are not of standard construction, domestic fixed fuel tanks in the open, swimming pools, tennis courts, drives, patios and terraces, gates and fences.
- ✗ Loss or damage caused by escape of water to domestic outbuildings and garages which are not of standard construction.
- ✗ Loss or damage caused by wear and tear or anything that happens gradually (for example, damp formed over a period of time due to blocked or poorly maintained guttering, or the mechanical or electrical failure of a television).
- ✗ Loss or damage resulting from criminal activities being carried out at the premises.
- ✗ Your legal liability to the public arising from any profession, trade or business other than as use as a let property.
- ✗ Property owned by your tenant(s).
- ✗ Valuables including jewellery, watches, gold, silver, precious metals, gemstones, furs, pictures and other works of art, stamp, coin and medal collections, mobile phones and portable computers (including tablets).
- ✗ The cost of replacing undamaged items that form part of a pair, set or suite if the damage happens to a specific part and replacements cannot be matched.
- ✗ Motor vehicles including motor bikes, quad bikes or sit-on lawn mowers, caravans, trailers or watercraft and accessories.



### Are there any restrictions on cover?

- ! Endorsements may apply to your policy. These will be shown in your policy documents.
- ! Any excess as noted in your policy.
- ! If you are under-insured, which means the cost of rebuilding the buildings or replacing the contents at the time of the loss or damage is more than your sum insured for the buildings / contents, then we will only pay a proportion of the claim.
- ! Malicious damage caused by your tenant(s) is limited to £5,000.
- ! Theft or attempted theft from detached domestic outbuildings and garages is limited to £500.
- ! There is no cover for subsidence or heave of the site upon which the buildings stand or landslip whilst the buildings are undergoing any structural repairs, structural alterations, extensions or demolition.



### Where am I covered?

- ✓ The buildings (if selected) and contents (if selected) are covered at the address shown in your policy schedule



### What are my obligations?

- At the beginning of the period of insurance or when making changes to your policy, you must give complete and accurate answers to any questions you are asked relating to the insurance.
- You must tell us as soon as possible of any changes in the information you have provided to us which happens before or during the period of insurance.
- You must tell us as soon as possible if:
  - you plan to carry out building works at the premises;
  - you change how the let property is used (for example, becomes a permanent residence or permanently unoccupied);
  - you are convicted or have a prosecution pending for any offence (other than motoring);
  - you leave the premises permanently unoccupied;
  - place the premises on the market to be sold;
  - change your postal address.
- You must keep your property in a good condition and state of repair, and take all reasonable care to prevent loss, damage, accident, bodily injury or legal proceedings.
- You must comply with any additional terms and conditions agreed and shown in your policy schedule.
- You must ensure that all sums insured are adequate. If the cost of repairs or replacement articles is more than the sum insured at the time of loss or damage, you will have to pay a share of the claim.
- You must tell us immediately about any loss or event that might give rise to a claim as soon as you become aware of it and follow the claims procedure set out in the policy.



### When and how do I pay?

The premium for this policy is shown in your Schedule. Schofields Underwriting Agencies will advise you of the full details of payment and the options by which you can pay.



### 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 this insurance within 14 days from the start of this insurance or the date of receipt of your policy, whichever is later, by writing to Schofields Underwriting Agencies, Trinity House, 7 Institute Street, Bolton, BL1 1PZ, or by emailing [holidayhomes@schofields.ltd.uk](mailto:holidayhomes@schofields.ltd.uk). We will return any premium you have paid providing you have not made a claim.

After 14 days, you can cancel this policy in writing to us (contact details above) and we will return any premium you have paid for any period of insurance left provided you have not made a claim - an administrative charge of £25 will apply.