

Rentguard Commercial Landlords Legal Expenses and Rent Guarantee

Insurance Product Information Document

Company: Rentguard Limited Registered state: England & Wales Product: Property Owners Legal Protection
Authorised by: Financial Conduct Authority Regulated Number: 670126

This insurance is managed and provided by Arc Legal Assistance Limited and underwritten by AmTrust Europe Limited. Arc Legal Assistance Ltd is authorised and regulated by the Financial Conduct Authority. Arc Legal's Firm Reference Number is 305958. AmTrust Europe Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority, financial services number: 202189. This document summarises the key features of your insurance policy. It is not tailored to individual needs and so may not provide all the information relevant to your cover requirements. Complete pre-contractual and contractual information is provided in other documents.

What is this type of insurance?

Property Owners Legal Protection provides insurance to cover up to:

- £4,000 per month up to a maximum of £10,000 or up to 6 months' whichever is the lesser amount for claims under the Rent Guarantee section of cover; and
- £100,000 for claims under any other section of cover

For advisers' costs for certain types of legal action(s) or rent as detailed in this document, your policy wording and your insurance schedule.



What is insured?

We'll cover a legal advisers' costs to help you pursue or defend a claim in the following situations:

- ✓ **Tenant Eviction:** To pursue a legal action to evict a tenant who is in breach of the tenancy agreement.
- ✓ **Non-Tenancy Property Infringement:** To pursue a legal action for nuisance or trespass against the person or organisation infringing your legal rights in relation to the insured property.
- ✓ **Criminal Prosecution:** To defend a legal action brought against you as a result of a prosecution in a court of criminal jurisdiction where you are charged for committing a criminal offence directly and solely arising from your ownership of the insured property.
- ✓ **Rent Guarantee:** You are covered for rent owed by a tenant under a tenancy agreement in relation to the insured property up to the maximum amount payable where the insured event occurs during the period of insurance



What is not insured?

The policy does not provide cover for:

- ✗ **Pre-inception incidents:** We won't cover events that started before the policy began.
Prospects of success: We won't cover any legal action if there are not prospects of success. This is where the likelihood of winning is less than 50%.
- ✗ **Minimum amount in dispute:** We won't cover claims for Rent Guarantee if the amount in arrears is less than £250. We also won't cover claims where the amount in dispute is lower than the estimated advisers' costs to act for you.
Conflicts: We will not cover any costs covered by another insurance policy.
- ✗ **Approved Costs:** We will not cover any advisers' costs or any other costs and expenses incurred which have not been agreed in advance or are above those for which we have given our prior written approval.



Are there any restrictions on cover?

- ! **Excess:** You are responsible for an amount equal to one month's rent of any claim under the Rent Guarantee section of cover.
- ! **Qualifying period:** There is a 180 day qualifying period for claims for Non-Tenancy Property Infringement. We will not cover any incidents arising within this time.
- ! **Your own advisers' costs:** Once court proceedings are issued, or in the event that a conflict of interest arises; you're welcome to use your own legal representative, but we won't cover any costs in excess of our standard advisers' rates.
- ! **Withdrawn claims:** If you withdraw from the legal action without our consent, you're responsible for any advisers' costs.



Where am I covered?

✓ Claims which arise, or where proceedings are brought in England, Scotland or Wales



What are my obligations?

- You must notify claims as soon as reasonably possible once you become aware of the insured incident and within no more than 45 days of you becoming aware of the insured incident.
- You must supply, at your own expense, all of the information which we reasonably require to decide whether a claim may be accepted.
- You shall supply all information requested by the adviser and us.
- You must gain our consent before incurring any legal advisers' costs.



When and how do I pay?

You can pay for your insurance in one lump sum with a debit / credit card or in monthly instalments by direct debit. If you pay by instalments, a credit charge will be applied.



When does the cover start and end?

The policy starts on the date of your choice and runs for 12 months. The start and finish date of your policy are found in your Certificate.



How do I cancel the policy?

You can cancel the policy at any time by calling us on **0800 294 4522** or writing to us at Customer Services, **Rentguard Limited, 27 Great West Road, Brentford, London, TW8 9BW.**

More information about your cancellation rights, applicable administration charges and the reasons we can cancel the policy are included with your policy documents.