

Rentguard Insurance

Insurance Product Information Document

Company: Rentguard

Product: Landlord Insurance

Underwriter: AXIS Managing Agency

Rentguard Limited is registered in the UK under company number 9125814 and authorised and regulated by the Financial Conduct Authority under number 670126. Rentguard Ltd are agents of AXIS Managing Agency Ltd (FCA company reference 754962)

This document is only intended to provide a summary of the main coverage and exclusions, and 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, sums insured and the terms and conditions of that coverage.

What is this type of insurance?

This is a landlord residential let policy covering your buildings and its contents. Additionally, it also provides cover for your legal liability to the public.



What is insured?

BUILDINGS (if selected)

- ✓ Loss or damage to the property from many causes including but not limited to fire, smoke, explosion, lighting, earthquake, theft or attempted theft, riot, malicious acts, vandalism, impact by aircraft, vehicles, animals, falling trees, telegraph poles or aerials, storm or flood, subsidence, heave or landslip, escape of water and leakage of oil
- ✓ Tracing and repair of leaking underground pipes, drains and cables
- ✓ Accidental breakage of fixed glass, double glazing, ceramic hobs and sanitary fixtures
- ✓ Loss of rent or alternative accommodation costs as a result of damage
- ✓ Damage to landscaped gardens
- ✓ Replacement of keys and lock replacement following theft
- ✓ Loss of metered water
- ✓ Emergency access
- ✓ Your liability as owner of the property (and your previous property) for bodily injury to a person or loss or damage to property

CONTENTS (if selected)

- ✓ Loss or damage to contents from many causes including but not limited to fire, smoke, explosion, lighting, earthquake, theft or attempted theft, riot, malicious acts, vandalism, impact by aircraft, vehicles, animals, falling trees, telegraph poles or aerials, storm or flood, subsidence, heave or landslip, escape of water and leakage of oil
- ✓ Your liability as occupier of the property for bodily injury to a person or loss or damage to property

EMPLOYER'S LIABILITY (if selected)

- ✓ Your liability in respect of bodily injury, illness or disease sustained by your employee in connection with the maintenance, care or upkeep of the property



What is not insured?

ALL COVERS

- ✗ Wear and tear, settlement, shrinkage, depreciation, corrosion, wet or dry rot, fungus and/or damp, beetles, moths and/or vermin infestation, rust, mildew, atmospheric or climatic conditions, effect of light or anything that happens gradually
- ✗ Leaks from joints, sealant failure, cracking, fracturing or collapse
- ✗ Diminution in market value
- ✗ Theft or malicious damage by you, member of your family, any employee or tenant residing in the building or other people lawfully on the premises or with the deception of any of these persons
- ✗ Losses involving faulty/defective workmanship or the activities of contractors
- ✗ Valuables, gold, silver, furs and jewellery
- ✗ Liability for fines and penalties
- ✗ Liability assumed by agreement
- ✗ Liability for which compulsory motor insurance is required
- ✗ Liability for damage to property in your custody



Where am I covered?

- ✓ This policy covers you in Great Britain, Northern Ireland, the Channel Islands or the Isle of Man.



Are there any restrictions on cover?

- Excess (the amount you have to pay on any claim) applies
- Endorsements may apply to your policy. These will be shown in your policy documents.
- Replacement value of the property following loss or damage by the insured perils is covered up to the amount nominated by you
- Tracing and repair of leaking underground pipes, drains and cables is restricted to £2,500 for any one claim and £25,000 in any period of insurance
- Loss of rent or alternative accommodation cover is restricted to 30% of buildings sum insured
- Damage to landscaped gardens caused by emergency services up to £5,000 in any period of insurance
- Theft of keys/lock replacement is restricted to £500 per property in any period of insurance
- Accidental loss of metered water is restricted to £5,000
- Emergency access to deal with a medical emergency or prevent damage to property up to £1,000
- Certain property in the open but within the premises is restricted to £250
- Domestic oil in fixed fuel tanks is restricted to £1,000
- Landlord's garden equipment is restricted to £1,000
- Public liability for property owners is restricted to £2 million
- Employers Liability is restricted to £10 million



What are my obligations?

- You must provide honest, accurate and complete information during the whole duration of your contract
- The property must be maintained in a good state of repair and reasonable precautions must be taken to avoid any loss
- The property must be inspected every 6 months internally and externally
- You must take all reasonable steps to prevent loss, damage or accident and maintain the property in a good state of repair.
- You must meet all current local and national authority regulations governing rented accommodation.
- You should notify us immediately of any change in the risk or circumstances that may affect your insurance cover, including if you plan to carry out building works at the home, change how the home is used, change your address or plan to leave the home unoccupied
- In the event of a claim you must notify us as soon as possible, and follow the claims procedure set out in the policy



When and how do I pay?

You can pay for your policy as a one off payment via Credit/Debit Card or you can set up a Direct Debit. All Direct Debits are subject to a charge and instalments are spread over ten months.



When does 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 are entitled to cancel your insurance policy at any stage during the policy term. You are entitled to a cooling-off period of 14 days, from inception or receipt of your documents, whichever is the later, in which to consider the content of your insurance policy, and the extent of the cover therein. Cancellation of your policy within this period, provided you have not made a claim, is therefore subject to a full refund subject to any deduction for time for which you have been covered.

If you cancel this insurance policy outside the cooling off period, there will be an additional charge, as stated in the schedule, to cover the administrative cost of providing the insurance.