

Policy Summary – buildings & contents insurance for landlords

This policy can provide cover for the property you wish to rent out to tenants.

This policy is underwritten by Catlin Insurance Company (UK) Ltd.

The administrator of this policy is 3XD Limited.

1. Types of Cover

There are three types of cover available:

- Buildings insurance;
- Contents insurance; and
- Buildings and contents insurance.

2. How your premium is calculated

Your premium amount is based on the number of bedrooms in the property, the property type, the age of the property, your post code and the policy excess you choose.

In addition the premium is reduced based on your no claims history for the property concerned.

Premiums are payable monthly in advance by direct debit.

3. The amount of cover provided by the policy

The sums insured under the standard policy for buildings in £300,000.

For contents, you can select the cover amount from the options of £5,000, £10,000, £15,000 and £25,000.

The sum insured for buildings should reflect the full cost of rebuilding the buildings. The sum insured for contents should reflect the cost of replacing your contents as new.

4. The excess amounts available under the policy

The excess is the amount payable by you as the first part of each claim you make under the policy.

You can choose an excess of either £100, £250 or £500.

5. Buildings Cover

Buildings cover will reinstate your property to its original condition after damage caused by any of the following events:

- Fire, smoke, explosion, lightning or earthquake;
- Storm, hail or weight of snow;
- Flood
- Escape of water from and frost damage to washing machines, dishwashers, fixed water tanks, apparatus and pipes;

- Escape of oil from a fixed domestic central heating oil tank;
- Theft or attempted theft;
- Collision or impact by any vehicle or animal;
- Collision by aircraft and other flying devices or items dropped from them;
- Falling trees, branches, telegraph poles or lamp posts;
- Breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts;
- Riot, violent disorder, civil commotion, labour and political disturbances or strikes;
- Malicious damage or vandalism; and
- Subsidence or heave of the site upon which your home stands or landslip.

The following are also covered:

- Expenses incurred whilst restoring the damage;
- Any loss of rent due to you and alternative accommodation costs for your tenants (up to 20% of the sum insured);
- The cost of repairing accidental damage to fixed glass and double glazing;
- The cost of repairing accidental damage to underground drains, pipes and cables which you are responsible for; and
- Increased domestic metered water charges following an escape of water (up to £1,500 in any one period of insurance).
- The cost of tracing the source of any escape of water or oil which you are legally responsible for.

The main policy exclusions for buildings cover are:

- The excess you choose (except for subsidence where you must pay £1,000);
- Escape of water where the property has been unoccupied for more than 60 days;
- Escape of oil where the property has been unoccupied for more than 60 days;
- Theft or attempted theft where the property has been unoccupied for more than 60 days;
- Damage from riot, violent disorder, civil commotion, labour and political damage or strikes where the property has been unoccupied for more than 60 days;
- Malicious damage or vandalism where the property has been unoccupied for more than 60 days;
- Theft or malicious damage caused by anyone lawfully in or within the grounds of your home;
- Theft or malicious damage caused by a tenant who has been evicted;
- Storm damage to fences, hedges and gates;
- Collision damage to fences, hedges and gates; and
- Subsidence damage to domestic fixed fuel central heating oil tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the home is damaged at the same time and by the same cause.

Important: This policy summary does not list all the exclusions under the policy, which are shown in the policy document.

6. Contents Cover

Contents cover will repair or replace items which are lost or damaged by any of the following events:

- Fire, smoke, explosion, lightning or earthquake;
- Storm, hail or weight of snow;
- Flood;
- Escape of water from dishwashers, washing machines, fixed water tanks, apparatus or pipes;
- Escape of oil from a domestic fixed oil-fired central heating installation;
- Theft or attempted theft;
- Collision by any vehicle or animal;
- Collision by aircraft or other flying devices or items dropped from them;
- Falling trees, branches, aerials, aerial fittings, telegraph poles or lamp posts;
- Riot, violent disorder, civil commotion, labour and political disturbances or strikes;
- Malicious damage or vandalism; and
- Subsidence or heave of the site where the home stands or landslip.

The following are also covered:

- Any loss of rent due to you and alternative accommodation costs for your tenants (up to 20% of the sum insured); and
- Increased domestic metered water charges following an escape of water (up to £1,500 in any one period of insurance).

The main policy exclusions for contents cover are:

- The excess you choose;
- Any money, stamps, securities, documents and valuables;
- Escape of water where the property has been unoccupied for more than 60 days;
- Escape of oil where the property has been unoccupied for more than 60 days;
- Theft or attempted theft where the property has been unoccupied for more than 60 days;
- Theft, attempted theft or malicious damage caused by anyone lawfully in or within the grounds of your home;
- Theft, attempted theft or malicious damage caused by a tenant who has been evicted; and
- Malicious damage or vandalism where the property has been unoccupied for more than 60 days.

Important: This policy summary does not list all the exclusions under the policy, which are shown in the policy document.

7. Liability Cover

When you take out cover we will insure you for legal liability to the public as owner of your property.

Important: Full details of liability cover are shown in the policy documents.

8. Duration of the insurance

This is a monthly insurance policy and your premium is collected from your bank account on a monthly basis. The dates on which your premium is collected is shown on your schedule. We will not make any payments unless you have paid the monthly premium due

9. Cooling Off Period & Cancellation

You can cancel this insurance without charge within 14 days of either the date you receive your insurance documentation or the start date of the insurance.

After this, you can cancel the insurance at the end of any month by writing to us no later than seven days before the last day of the month.

We can cancel your cover by giving you 30 days notice.

10. Making a Claim

If you need to make a claim, please telephone us on 0845 519 4972.

Full details of how to claim are shown in the policy document.

11. Administration

The administrator for this policy is 3XD Limited who handle all matters in respect of the insurance, except for the handling of claims on our behalf.

12. Complaints

If you are unhappy about how the insurance was sold you should contact the intermediary who arranged your cover.

If you are unhappy about the administration of your policy or claims handling you should contact our customer services team by telephone or in writing.

The address is: 3XD Limited
PO Box 177
Clitheroe
BB7 0DT

Telephone: 0845 519 4960

Your policy document shows the full complaints procedure including how to proceed if you remain unhappy once you have contacted your intermediary or the administrator.

13. Law and Jurisdiction

Unless specifically agreed to the contrary this insurance shall be governed by the laws of England and subject to the exclusive jurisdiction of the courts of England.

14. Compensation

If we are unable to meet our liabilities under this insurance you may be entitled to compensation from the Financial Services Compensation Scheme (FSCS). Further details can be obtained from the FSCS.

15. Data Protection & Disability Discrimination Act

For the purposes of the Data Protection Act 1988, the data controllers in relation to any personal data you supply are 3XD Limited and Catlin Insurance Company (UK) Limited.

In accordance with the Disability Discrimination Act 1995 we are able to provide upon request a text phone facility, audio tapes, large print documentation and Braille documentation. You should advise us if any of these services are required.

16. Other Information

Catlin Insurance Company (UK) Limited is authorised and regulated by the Financial Services Authority under registration number 423308.

3XD Limited is authorised and regulated by the Financial Services Authority under registration number 469379.

You can check this on the website at www.fsa.gov.uk or by telephoning the FSA on 0845 606 1234.

For our joint protection and for the use of quality control and staff training, telephone calls may be recorded and/or monitored.

Important: This summary does not contain the full terms and conditions of your insurance which are shown in the policy document. You will be provided with a copy of the policy document when you take out the cover. You should take time to read through the policy document to ensure that the full scope of cover meets your demands and needs.

If you would like a copy of the policy document before you take out the cover this can be provided by your intermediary or you can telephone us on 0845 519 4960 and we will send you a copy.