

Summary of Cover

PROPERTY OWNERS POLICY

This document is only a summary of your Policy and other key information about the insurance cover that **you** should read. It does not contain full details of the terms and conditions of the Policy which can be found in **your** Policy wording. Please read the Policy wording carefully when **you** receive it and keep it for **your** future reference.

If **you** have any questions about this Policy Summary, the Policy wording or the insurance cover generally, please contact **your** insurance adviser.

Who are the Insurers?

This policy is arranged and administrated by RGA Underwriting. Sections 1, 2, 3 and 4 of this policy have been produced by Pen Underwriting Limited a Managing General Agent of the **insurer(s)** listed on **your** certificate. The **insurer(s)** have delegated authority to Pen Underwriting Limited to underwrite insurance and handle claims for **you** on their behalf. For details of Pen Underwriting Limited's data protection and privacy policies please visit www.penunderwriting.co.uk. Section 5: Legal Expenses & Rent Insurance is managed and provided by Arc Legal Assistance Limited on whose behalf **We** act.

WHAT IS THE PROPERTY OWNERS INSURANCE POLICY?

The Property Owners Insurance Policy is a multi-section Policy. **You** must at least select **Buildings** and/or **Contents** cover but all other sections are optional. Sections are provided for:

- **Buildings** and **contents** with an optional extension for subsidence, heave and landslip. Cover is available on an All Risks or Specified Contingencies basis.
- Loss of Rent
- Employers' Liability
- Legal Expenses

This Policy Summary outlines the benefits, features and any significant or unusual exclusions or limitations to the above insurance covers. **Your** Policy Schedule will show clearly what covers **you** have selected.

PERIOD OF COVER?

12 Months or as shown on the Schedule

SECTION 1 - CORE COVERS

For **your** cover to apply **you** must comply with the conditions of the Policy. These are explained in the Policy Conditions section at the back of the Policy Wording. These conditions include, but are not limited to, taking reasonable precautions to prevent loss and limit **damage** as well as actions **you** must take as soon as **you** are aware of a possible claim. Each section of the Policy contains exclusions and **you** must also refer to the Policy Exclusions section of the Policy Wording for details of exclusions that apply to the entire Policy.

In addition to the standard exclusions and limitations **your** Policy Schedule will advise **you** of any special exclusions or limitations applying only to **you**. These are described on **your** Policy Schedule as **Endorsements**.

PROPERTY DAMAGE- COVER OPTION A- ALL RISK SECTION

FEATURES AND BENEFITS OF THE HOME INSURANCE POLICY

- Accidental loss or **damage**.
- Automatic cover up to £2,000,000 for newly built and/or newly acquired buildings, with up to £500,000 for alterations, additions and improvements to the buildings
- Up to £2,500 for replacement of locks, following loss of keys by theft or attempted theft
- **Damage** to landscaped gardens and grounds £25,000
- Loss of metered water, gas or electricity up to £25,000
- Removal of debris following a loss
- **Costs and expenses** incurred in locating and repairing the actual source of the **damage** caused by escape of water or oil from any tank, apparatus or pipe up to £25,000
- **Contents** of common parts up to £25,000 unless otherwise stated in the Policy Schedule
- Loss of rent and alternative accommodation up to 25% of the Sum Insured unless otherwise stated in the Policy Schedule
- Value Added Tax
- Accidental breakage of glass and sanitary fittings

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS OF THE HOME INSURANCE POLICY

- The first part of any claim (the **Excess**)
- Wear and tear; gradual deterioration; faulty or defective design, materials or workmanship; frost or change in the water table level
- **Damage** to moveable property in the open, including gates, fences, by wind, rain, hail, sleet, snow, flood or dust
- Subsidence, ground heave or landslip caused by collapse, cracking, shrinkage or settlement of any building or coastal or river erosion
- Theft or attempted theft by **you**, **your** family or an **employee** or any resident or their guest
- Accidental **damage** does not include maintenance and normal redecoration costs; gradual deterioration; corrosion, rust, rot or fungus; vermin or insects; atmospheric or climate conditions; normal settlement or shrinkage; **damage** caused by domestic pets
- **Damage** caused by or consisting of mechanical or electrical breakdown or derangement

- **Damage** caused by or consisting of cracking, fracturing, collapse or overheating of a boiler vessel
- Pollution or contamination unless resulting from a **Defined Contingency** covered by the Policy
- £500 escape of water **excess** unless otherwise stated in the Policy Schedule

PROPERTY DAMAGE- COVER OPTION B- SPECIFIED CONTINGENCIES

FEATURES AND BENEFITS

- Cover on a Specified Contingencies basis including **damage** caused by fire, lightning, earthquake, explosion, aircraft, riot, civil commotion, strikers, locked-out workers, persons taking part in labour disturbances or malicious persons, storm or flood falling trees, escape of water from any tank apparatus or pipe, falling trees or aerials, breakage or collapse of aerials or satellite dishes, impact, sprinkler leakage, leakage of oil from heating installations, theft or attempted theft.
- Automatic cover up to £2,000,000 for newly built and/or newly acquired buildings, with up to £500,000 for alterations, additions and improvements to the buildings.
- Up to £2,500 for replacement of locks, following loss of keys by theft or attempted theft.
- **Damage** to landscaped gardens and grounds up to £25,000.
- Loss of metered water, gas or electricity up to £25,000.
- Removal of debris following a loss.
- **Costs and expenses** incurred in locating and repairing the actual source of the **damage** caused by escape of water or oil from any tank, apparatus or pipe up to £25,000.
- **Contents** of common parts up to £25,000 unless otherwise stated in the Policy Schedule
- Loss of rent and alternative accommodation up to 25% of the Sum Insured unless otherwise stated in the Policy Schedule.
- Value Added Tax.

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

Cover option B has the significant or unusual exclusions or limitations as Cover Option A, plus

- Accidental breakage of glass and sanitary fittings.
- The first part of any claim (the **Excess**).
- In respect of Storm and Flood cover, **damage** to fences, gates and moveable property in the open.
- In respect of Subsidence cover, **damage** caused by collapse, cracking, shrinkage or settlement of any building or coastal or river erosion.
- In respect of Theft or Attempted Theft, loss or **damage** as a result of disappearance, inventory shortage, misfiling, misplacing of information or clerical error.
- Pollution or contamination unless resulting from a **Defined Contingency** covered by the Policy.
- £500 escape of water **excess** unless otherwise stated in the Policy Schedule.

Optional benefits you can choose to add to the Property Damage Section

- Subsidence, heave and landslip
- Terrorism

SECTION 2 - LOSS OF RENT (OPTIONAL)

FEATURES AND BENEFITS OF THE CONTENTS SECTION.

- Auditors' and professional accountants' fees incurred in producing information required by **us** in preparation of a claim.
- Loss of income due to **damage** to property in the vicinity of the premises which prevents or hinders use of or access to the premises whether the premises have been damaged or not.
- Loss of Gross Rentals caused by interruption or interference with the business as a result of accidental **failure** of **your** supply of electricity, gas, water (at the terminal ends of **your** suppliers' feed to the premises) and telecommunications (at the incoming line terminals to receivers' premises).
- Action by the police authority up to £100,000 for any interruption or interference lasting more than 12 hours.
- Loss of rent due to **damage** at managing agents' premises.
- Loss of Gross Rentals caused by loss of attraction resulting from **damage** to property in the vicinity of the premises by any cause insured under the Property **Damage** All Risks Section which directly causes a loss of custom to the business

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

- The deliberate act of a supply undertaking in withholding the supply of water, gas electricity, fuel or telecommunications services.
- Erasure or distortion of information on computer systems or other records
- Losses excluded under the Property **Damage** section of the Policy.

Optional benefits you can choose to add to the Loss of Rent Section

- Terrorism

SECTION 3 -EMPLOYERS' LIABILITY (OPTIONAL)

FEATURES AND BENEFITS

- **Legal costs and expenses** in defending prosecutions under all relevant Health and Safety legislation.
- Payment for court attendance.
- Legal expenses arising from Corporate Manslaughter and Corporate Homicide Act 2007.

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

- Bodily injury to any **employee** engaged by **you** outside of **the defined territories**.
- Bodily injury to an **employee** carried in or upon, entering or getting on to, or alighting from a vehicle where any road traffic legislation requires insurance or security.
- Cover for acts of terrorism is limited to £5,000,000 per event.
- Any liability arising out mining, processing, manufacturing, removing, disposing of, distributing or storing of asbestos or products made entirely or mainly of asbestos.

SECTION 4 -PROPERTY OWNERS LIABILITY (OPTIONAL)

FEATURES AND BENEFITS

- Actions under the Defective Premises Act.
- Legal expenses arising from Corporate Manslaughter and Corporate Homicide Act 2007.
- Legal fees and expenses defending prosecutions under relevant Health and Safety legislation.
- Legal liability for accidental bodily injury in respect of contingent motor liability not owned by, not loaned, leased, hired or rented to **you** nor provide by **you**, which is being used in connection with the business in the defined territories.
- Payment for court attendance.
- Legal liability for financial loss, subject to a maximum in any one period of insurance of £500,000.
- Legal liability for accidental **damage** to employees' and visitors' personal belongings.
- Legal expenses arising from Consumer Protection Act 1987 and Food Safety Act 1990.
- Liability for accidental **damage** to hired, rented or occupied business premises (including fixtures and fittings) within **the defined territories**.
- Personal liability for any director, partner or **employee** in respect of bodily injury or **damage** to property overseas.

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

- The first part of any claim (the **Excess**) for third party property **damage** is £250.
- Liability arising out of any work or any products supplied which affects or could affect the navigation, propulsion or safety of any aircraft or other aerial device and the safety or operation of nuclear installations.
- Loss or **damage** to property which is held in trust or in **your** custody or control or any other party who is carrying out work on **your** behalf.
- Pollution or contamination unless caused by a sudden identifiable incident.
- Cover for acts of terrorism is limited to £2,000,000 or any other amount specified in the Policy Schedule for Property Owner's Liability whichever is the lower.
- Any liability arising out mining, processing, manufacturing, removing, disposing of, distributing or storing of asbestos or products made entirely or mainly of asbestos.
- Indemnity provided under other policies and deliberate acts or omissions.
- Indemnity in respect of any agreement for or including the performance of work outside **the defined territories**.

SECTION 5 -LEGAL & RENT GUARANTEE INSURANCE (OPTIONAL)

Some important facts about **your** Landlord's Legal Expenses insurance policy are summarised below. This summary does not describe all the terms and conditions of **your** policy, so please take time to read the policy document to make sure you understand the cover it provides.

The insurance cover summarised in this document is provided by AmTrust Europe Limited, and administered on their behalf by Arc Legal Assistance Ltd (**We/Us/Our**).

Your Landlord's Legal Expenses cover is valid for the period specified in the insurance schedule and applies to the tenancy agreement with the tenant in the property specified in the insurance schedule.

SIGNIFICANT FEATURES & BENEFITS	SIGNIFICANT EXCLUSIONS OR LIMITATIONS	POLICY SECTION
Advisers' Costs to: Evict a tenant who is in breach of the tenancy agreement.	The tenant must have passed a tenant reference as defined in the policy wording and all conditions of that reference must have been complied with. You must have entered into an Assured Shorthold Tenancy, Company Let or a written common law residential tenancy agreement with the tenant. The tenancy agreement must be for a fixed term of no more than 12 months or if longer, must contain a break clause allowing both parties to terminate the tenancy after the first 12 months. There is no cover for disputes with any persons other than the tenant(s) or guarantor named in the tenancy agreement.	Tenant Eviction

	There is no cover for claims:- <ul style="list-style-type: none"> • which are not reported to us within 45 days of the tenant defaulting on the terms of the tenancy agreement. • where the tenancy agreement commences more than 31 days after the tenant reference. • arising from or connected to your performance of your obligations under the tenancy agreement. • arising from dilapidations unless the missing or damaged items were contained within a dilapidations inventory. • falling within the jurisdiction of the Rent Assessment Committee, the Lands Tribunal or the Leasehold Valuation Tribunal. • relating to the payment or non payment of service charges as defined within the Landlord and Tenant Act 1985 (as amended). • if all necessary statutory pre-grant notices to the tenant were not issued or the first month's rent and the deposit (held in accordance with Section 213 of the Housing Act 2004) has not been received in cash or cleared funds prior to the tenant entering the property. 	
Legal costs to pursue: Actions for nuisance or trespass relating to the insured property.	The nuisance or trespass must have commenced at least 180 days after you first purchased this insurance.	Non-Tenancy Property Infringement
Legal costs to defend: A legal action as a result of a prosecution against you 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.		Criminal Prosecution Defence
This section of cover only applies where You have paid the appropriate additional premium and cover for Rent Guarantee Insurance is shown separately from Legal Expenses Insurance as insured on Your policy schedule.		
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 and you , where applicable, are pursuing a claim against the tenant to evict them from the insured property.	There is no cover for claims reported to us more than 45 days after its occurrence.	Rent Guarantee Insurance
Advisers' costs of up to £50,000 per claim are covered.	This insurance covers the legal costs incurred by our panel solicitors, or their agents appointed by us to act for you . You are not covered for any other legal representatives' costs unless court proceedings are started.	All

Cancellation Rights (cooling off period)

You may cancel this insurance at any time by writing to **Your** insurance adviser providing 14 days written notice. If **You** exercise this right within 14 days of taking out this insurance, **You** will receive a refund of premium provided **You** have not already made a claim against the insurance.

To make a claim

As soon as **you** have a legal problem that **you** may require assistance with under this insurance **you** should telephone the legal advice line on 0344 770 1044 and quote "**Pen Underwriting – Landlord's Legal Expenses**".

Complaints

If **you** are unhappy with the service that has been provided, **you** should contact **us** at the address below. If **you** cannot settle **your** complaint with **us**, **you** may be entitled to refer it to the Financial Ombudsman Service. For full details of **our** complaints procedure and how to contact the Financial Ombudsman Service please see **our** policy document.

Our contact details are:

Arc Legal Assistance Ltd
PO Box 8921
Colchester
CO4 5YD
Tel 01206 615 000
Email customerservice@arclegal.co.uk

Compensation:

We are covered by the Financial Services Compensation Scheme (FSCS). If **we** fail to carry out **our** responsibilities under this policy, **you** may be entitled to compensation from the Financial Services Compensation Scheme. Information about the scheme is available at www.fscs.org.uk or by phone on 0800 678 1100 or 020 7741 4100

FURTHER INFORMATION

Cancellation

You may cancel this insurance at any time by writing to **Your** insurance adviser providing 14 days written notice. If **You** exercise this right within 14 days of taking out this insurance, **You** will receive a refund of premium provided **You** have not already made a claim against the insurance.

We may cancel the insurance by giving fourteen days' notice in writing to **You** at the address shown on the schedule, or alternative address provided by **You**. No refund of premium shall be made.

We will only invoke this right in exceptional circumstances as a result of **You** behaving inappropriately, for example:

- Where **We** have a reasonable suspicion of fraud
- **You** use threatening or abusive behaviour or language or intimidation or bullying of **Our** staff or suppliers
- Where it is found that **You**, deliberately or recklessly, disclosed false information or failed to disclose important information

How to make a claim

If **you** need to make a claim under any section of **your** Policy except the Legal Expenses and Rent Guarantee Insurance section, please contact **us** straight away by calling the number stated in **your** Policy Schedule.

Please also refer to the 'How to make a claim' Section at the front of **your** Policy for full details of **your** duties and how **we** deal with any claim.

To report a claim under the Legal Expenses and Rent Guarantee Insurance Section please call 0344 770 1044 and quote 'Pen Underwriting Landlords Protection'. Claims must be notified to the claims line within 45 days of the tenant first defaulting on the terms of the tenancy agreement. **Failure** to notify the claim within this time will invalidate the insurance cover.

Legal Advice Helpline

To obtain advice from **our** panel solicitors on any legal or taxation matter that may give rise to a claim under the Legal Expenses and Rent Guarantee Insurance, please call 0344 770 1044 and quote: '**Pen Underwriting Landlords Protection**'.

COMPLAINTS PROCEDURE

Our Promise of Service

It is always the intention to provide a first class standard of service. However it is appreciated that occasionally things go wrong. If **your** complaint is about the way **your** Policy was sold to **you**, please contact **your** broker to report **your** complaint.

For all complaints about **your** Legal Expenses cover **you** should contact:

Arc Legal Assistance Ltd
PO Box 8921
Colchester
CO4 5YD
Tel: 01206 615000
Email: claims@arclegal.co.uk

If **you** have a complaint regarding a non Legal Expenses claim, please telephone **us** on the number shown in **your** claims documentation.

Alternatively for any other type of complaint **you** can contact the Pen Underwriting Limited Complaints Officer quoting **Your** policy or claim number.
Pen Underwriting Limited Complaints Officer

3 Atlantic Quay
20 York Street Glasgow
G2 8AE

Telephone: 0141 285 3539 Email: pencomplaints@penunderwriting.com

We will try to resolve **your** complaint by the end of the next working day. If **we** are unable to do this, **we** will write to **you** within three working days to either:

- tell **you** what **we** have done to resolve the problem; or
- acknowledge **your** complaint and let **you** know when **you** can expect a full response.

We will also let **you** know who is dealing with the matter. **We** will always aim to resolve **your** complaint within four weeks of receipt. If **we** are unable to do this **we** will give **you** the reasons for the delay and indicate when **we** will be able to provide a final response. If **we** cannot resolve the differences between **us**, eight weeks from **you** first raising the complaint.

Upon receipt of the letter if **you** remain dissatisfied **you** may refer **your** complaint to the Financial Ombudsman Service if:

- **you** have an annual turnover of less than EUR 2million and fewer than 10 employees and,
- if for any reason **you** are still dissatisfied with **our** final response, or
- if **we** have not issued **our** final response within eight weeks from **you** first raising the complaint.

The Financial Ombudsman Service Exchange Tower
London E14 9SR
www.financial-ombudsman.org.uk

Financial Services Compensation Scheme

In the event that **we** are unable to meet **our** liabilities **you** may be entitled to compensation from the Financial Services Compensation Scheme. This depends on the type of insurance, the size of **your** business and the circumstances of the claim.

Further information is available from the Financial Services Compensation Scheme. Their telephone number is 0800 678 1100 or 020 7741 4100.

Alternatively, more information can be found at www.fscs.org.uk.

Adequacy of Cover

To ensure that adequate protection is maintained **you** will need to periodically review the level of cover and sums insured stated in the schedule and policy wording.

Choice of Law

This Policy will be governed by English Law, and **you** and **we** agree to submit to the non-exclusive jurisdiction of the courts of England and Wales (unless **you** live in Jersey in which case the law of Jersey will apply and the Jersey courts will have exclusive jurisdiction).

Our Regulatory Status

Pen Underwriting Limited is authorised and regulated by the Financial Conduct Authority (FCA Number 314493).

We are a limited company registered in England and Wales under company number 05172311. **Our** registered office is located at The Walbrook Building, 25 Walbrook, London, EC4N 8AW.

Arc Legal Assistance Limited, The Gatehouse, Lodge Park, Lodge Lane, Colchester, CO4 5NE. Registered in England and Wales with Company No: 4672894. Authorised and regulated by the Financial Conduct Authority.

You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk or by contacting the FCA on 0800 1116768.

All panel insurers are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Details of the Insurer that is providing **your** Property Owners Insurance will be shown on **your** Policy Schedule.

For further details about this cover, please contact the Quoteline on Freephone **0800 033 4111**.

Alternatively you can buy online at www.rentguard.co.uk

Rentguard | 27 Great West Road, Brentford, London TW8 9BW | Tel: 0208 587 1060 | Fax: 0208 587 1061 | Web: www.rentguard.co.uk
Rentguard Limited is registered in England and Wales Reg No. 9125814.
The registered office is 27 Great West Road, Brentford, London, TW8 9BW.

Pen Underwriting Limited is authorised and regulated by the Financial Conduct Authority (FCA number 314493). Registered Office: The Walbrook Building, 25 Walbrook, London EC4N 8AW. Registered in England and Wales. Company Number: 5172311. <http://www.penunderwriting.co.uk>

Arc Legal Assistance Ltd. Registered in England No: 4672894. Registered address: The Gatehouse, Lodge Park, Lodge Lane, Colchester. CO4 5NE