

# Rentguard Insurance

## Insurance Product Information Document

Rentguard is a trading name of Arthur J. Gallagher Insurance Brokers Limited, which is authorised and regulated by the Financial Conduct Authority. Registered Office: Spectrum Building, 7th Floor, 55 Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909. Rentguard are agents of Brit syndicate 2987 at Lloyd's to the extent agreed under the binding Authority Agreement Reference Number UMRB1202RENT18BR1a

Company: Rentguard

Product: Office Insurance

Underwriter: Brit

### What is this type of Insurance?

This is an Office insurance policy. Full terms and conditions can be found in your policy document.

The sections of cover you have bought are shown as operational in your schedule.



#### What is insured?

##### Section 1 Property damage

- ✓ Damage to property insured caused by a defined peril, including;
  - Damage to Office Contents including fixtures & fittings
  - Damage to Computers & Stock
- ✓ Damage to property only if specified as INSURED in the schedule

##### Section 2 Buildings Cover

- ✓ Damage to buildings caused by a defined peril including;
  - Tenant Improvements
  - Theft of Fabric of Buildings
- ✓ Damage to tenant improvements if specified as INSURED in the schedule

##### Section 3 Business Interruption

- ✓ Cover Loss of income
- ✓ Outstanding Debit Balances
- ✓ The item of business interruption insurance shown as operative in your schedule and described in full within your policy wording.
- ✓ Business Interruption items include Loss of Income and outstanding Debit Balances.

##### Section 4 Computer Breakdown

- ✓ Breakdown or failure of any part of the Computer Equipment or Computer Records whilst in ordinary use arising from either mechanical or electrical defect causing a stoppage of normal functions

##### Section 5 Terrorism

- ✓ Damage to Property Insured and resulting Loss of Rent is caused by and arises an Act of Terrorism

##### Section 6 Theft by Employee

- ✓ Any loss of money or other goods belonging to you through a criminal act of any person employed by you during the period of insurance

##### Section 7 Personal Accident

- ✓ Death or bodily injury of you by any cause outlined under this section in your policy wordings

##### Section 8 Employers' Liability

- ✓ Legal liability for damages and claimant's costs and expenses in respect of Injury caused to any person Employed during the Period of Insurance arising out of and in the course of employment by you in the Business

##### Section 9 Public Liability

- ✓ Legal liability for damages and claimant's costs and expenses in respect of, Injury to any person, damage to Property, nuisance, personal Injury

##### Section 10 Products Liability

- ✓ Legal liability for damages and claimant's costs and expenses in respect of an injury sustained by any person & damage to Property

##### Section 11 Legal Expenses

- ✓ Contractual Disputes under Sale of Goods Act 1979
- ✓ Health and Safety
- ✓ Employment Disputes
- ✓ Criminal Proceedings
- ✓ Property Disputes
- ✓ Tax Protection
- ✓ Bodily Injury
- ✓ Data Protection



#### What is not insured?

##### Sections 1,2,3

- ✗ accidental damage
- ✗ accidental damage to buildings in the course of construction
- ✗ cost of maintenance or routine decoration
- ✗ accidental damage to garden landscaping
- ✗ Damage or interruption or interference caused by theft or attempted theft
  - Unless there has been forcible and violent entry to or exit from the Buildings
  - By the Insured or the Insured's officers or Persons Employed, or
  - By the authorised resident of the Insured's Building or part thereof

##### Section 4 Computer Breakdown

- ✗ Caused by or consisting of wear and tear deterioration due to atmospheric or climatic conditions
- ✗ Caused by it undergoing any process of production, packaging, treatment, testing, commissioning, servicing or repair

##### Section 5 Terrorism

- ✗ Riot, civil commotion, vandals or other persons acting maliciously or by way of protest or strikes, labour unrest

##### Section 6 Theft by Employee

- ✗ Loss of potential income not in fact earned
- ✗ Loss of trade secrets

##### Section 7 Personal Accident

- ✗ Injury due to wilful exposure by the Insured to danger except in an attempt to save human life

##### Section 8 Employers' Liability

- ✗ Medical and Repatriation Costs
- ✗ Off - Shore Work

##### Section 9 Public Liability

- ✗ Injury directly or indirectly caused by, arising from or in connection with any Product.
- ✗ Injury of persons employed

##### Section 10 Products Liability

- ✗ Excludes Part II of the Consumer Protection Act 1987
- ✗ Part II of the Food Safety Act 1990

##### Section 11 Legal Expenses

- ✗ Any claim arising directly or indirectly out of any judicial review

##### General Exclusions

Full exclusions can be found in your policy wordings

- ✗ Loss or damage as a result of chemical or biological exposure
- ✗ Loss or damage as a result of cyber-attack or cyber intrusion
- ✗ Loss or damage arising from failure of Electronic Date Recognition
- ✗ Loss, damage or legal liability of any kind to Electronic Data
- ✗ Damage to any property more specifically insured by or on behalf of you
- ✗ Loss, Damage, Loss of Rent or legal liability arising, directly or indirectly from mould and fungus



### Are there any restrictions on cover?

- ! Subsidence Excess - £1000.00
- ! Escape of water Excess - £250.00
- ! Flood Excess: £250.00
- ! Theft Excess: £250.00
- ! General Excess: £250.00



### Where am I covered?

- ✓ This policy covers you in the United Kingdom and extends to the EU for EL, public liability and product liability.



### What are my obligations?

- You must take all reasonable steps to prevent loss, damage or an accident and keep the buildings in a good state of repair.
- You must provide honest, accurate and complete information during the whole duration of your contract
- You should notify us immediately of any change in the risk or circumstances that may affect your insurance cover
- In the event of a claim you must notify us as soon as possible
- You must at all times keep the sums insured at a level which represents the full value of the property insured



### 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 premium charge and instalments are spread over ten months.



### When does the policy start and finish?

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 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 an additional charge, as stated in the schedule, to cover the administrative cost of providing the insurance.