

# Simple Landlords Insurance

Buildings and Contents Insurance

Leaseholder Policy Information - Summary of Cover

# About this document

The information provided in this document is a summary of the key features and exclusions of the Policy and does not form part of the contract between us and the policyholder.

## Simple Landlords Insurance

A copy of the Simple Landlords Insurance Policy Wording can be obtained from the insurance advisor acting on behalf of the person(s), firm, company or organisation responsible for placing this insurance.

You can find other information such as specific additional cover extensions, sums insured, premium and duration of the Policy in the Schedule, which will typically be held by your landlord.

It is important to recognise that the cover provided has been arranged in accordance with instructions provided to us by an insurance advisor acting on behalf of the person(s), firm, company or organisation responsible for placing this insurance. If you are unhappy with the insurance cover that has been arranged or anything is unclear, please contact the person responsible for arranging the insurance (usually your landlord), or the insurance adviser that is named in the schedule.

## Type of insurance and cover

This is a commercial insurance product intended for landlords who own and let their property as an investment for rental income.

Where a residential property is covered, we appreciate that there may be several interested parties; that is why this Policy is designed to protect both the freeholder and the long leaseholder.

Only the policyholder has an automatic right to claim against this insurance.

### **Types of Cover offered:**

- Buildings
- Landlords Contents (No Contents cover applies to Leaseholders)
- Property Owners Liability
- Employers Liability

## Insurer

This Policy is underwritten by AXA Insurance UK plc.

AXA Insurance UK plc Registered in England and Wales No 78950.

Registered Office: 20 Gracechurch Street, London EC3V 0BG.

A member of the AXA Group of companies. AXA Insurance UK plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Telephone calls may be monitored and recorded.

## Buildings

## Standard Cover (Subject to certain exclusions)

### Loss or damage, subject to certain exclusions

The cost of repairing or rebuilding the property following loss or damage. The buildings sum insured represents the replacement value of the buildings (including debris removal, architects and surveyors' fees).

The main perils are: fire, explosion, lightning, earthquake, smoke, riot, malicious damage, storm, flood, escape of water or domestic heating fuel from domestic appliances, theft, collision involving aircraft or by vehicles, trains or animals, falling trees, lamp-posts or telegraph poles and falling aerials, subsidence, heave or landslip.

### Accidental Damage to fixed glass and sanitary fittings

The cost of repairing or replacing as required, the accidental breaking of fixed glass, ceramic hobs and sanitary fittings, which form part of the Buildings.

### Accidental Damage to underground Services

The cost of repairing or replacing as required accidental breakage of drains and pipes and Accidental Damage to cables and underground tanks which are used to provide services to or from the Buildings.

### Loss of Rent / Alternative Accommodation

The cost of alternative accommodation cover up to 20% of the damaged buildings claim limit until the Property is ready to be lived in again – Up to a 12 month period from the date the Property became uninhabitable.

### Emergency Access

The cost (up to £1,000) of damage caused by forced access by the fire, police or ambulance services to deal with an emergency at the Property.

### Tracing and access of leaks

The cost (up to £5,000) towards finding the cause of, and repairing water leaks.

### Property Owners Liability

Up to £2,000,000 in any one period of insurance, to protect the policyholder if a third party injures themselves on the insured Property.

### Employers Liability

Up to £10,000,000 for any one claim or series of claims by Domestic Employees injured in the course of their employment with the policyholder.

## Key cover restrictions

Failure to comply with these key restrictions could result in any claim(s) not being paid and cover being withdrawn. If you cannot comply with any of these statements you must tell the person responsible for arranging the insurance or the insurance adviser that is named in the schedule.

- You must tell us within 30 days about any changes that may affect our assessment of the risk including all changes in tenancy and usage of the property insured.
- You, or anyone acting for you, must not act in a fraudulent way.
- You must disclose all information relevant to this insurance and not make any statement which is incorrect.
- You must maintain your property at the premises in a good state of repair.

**This Policy does not cover, with certain caveats, any loss, damage, liability or injury directly or indirectly caused by or contributed to or arising from:**

## Buildings

- Collapse of the Building
- Collusion
- Cyber and data issues.
- Disease
- Faulty or defective workmanship
- Fraud and dishonesty
- Miscellaneous Damage – caused by or consisting of:
  - corrosion, rust, wet or dry rot, shrinkage, evaporation, loss of weight, dampness, dryness, marring, scratching, vermin or insects
  - change in temperature, colour, flavour, texture or finish
  - joint leakage, failure of welds, cracking, fracturing, collapse or overheating of boilers, economisers, superheaters, pressure vessels or any range of steam and feed piping connected to them
  - mechanical or electrical breakdown or derangement for the particular machine, apparatus or equipment where the breakdown or derangement originates
  - corrosion, rot, vermin, changes in temperature, joint leakage on boilers and other pressure vessels, mechanical or electrical breakdown other than the damage caused under the main perils.
- Pollution or Contamination
- Radioactivity
- Sonic pressure
- Terrorism and War
- Unexplained loss, disappearance or inventory shortage
- Wear and Tear

## Property Owners Liability

- Asbestos
- Cyber and data issues

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