

FlexiLet Property Insurance

Buildings and Contents Insurance for Landlords

Your Policy Summary of Cover

Why choose Geo Personal Lines' FlexiLet Insurance?

Flexilet is a product designed to cater for owners of residential let properties, offering the benefit of high-quality standard coverage whilst also providing the Landlord with the flexibility of adding additional covers to suit.

We offer cover for: -

- All tenant types - benefit assisted, housing association, students, asylum seekers.
- Unoccupied – pending let.
- Individual and family lets, shared accommodation, multiple occupancy, HMO's and bedsits.
- Single risks or multi property portfolios.
- Non-standard constructions.
- Properties undergoing renovation, where intention is to let.
- Blocks of flats (up to 10).
- Listed Properties.

About this document

This document is a summary of the insurance provided by the FlexiLet insurance, and as such, does not contain the full terms and conditions of the product in the policy booklet.

This summary is provided to you for information purposes only and does not form part of your insurance contract.

A copy of the full policy wording is available upon request.

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.

This insurance provides cover for Buildings and landlord's contents and can be optionally extended to include covers as noted in the tables below.

If you do not let your property and charge a rental income, then this product will not be suitable for your requirements, and you should tell us and your Insurance Broker immediately. Your Insurance Broker will be able to source a policy that is more suitable for your requirements.

Insurer

This policy is underwritten by AXA Insurance UK plc.

Features, Benefits and Exclusions & Limitations

Buildings Standard Cover

Buildings standard cover	Limits
Loss of or Damage to the Buildings caused by any of the following: Fire, lightning, explosion, earthquake, Impact by; aircraft or other aerial devices or anything dropped from them, vehicles, trains, animals, falling trees, telegraph poles or lamp posts, falling aerials or masts, falling television satellite dishes, smoke. Any person taking part in a riot, violent disorder, strike, labour disturbance or civil commotion. Malicious Damage. Storm or flood. Escape of water from any fixed water or heating installation, or from any domestic appliance. Escape of oil from any fixed oil or heating installation, or from any domestic appliance. Theft or attempted theft, Subsidence, Landslip or heave of the site on which the Buildings stand. (Causes 1-11 in the policy booklet).	Up to the Buildings sum insured
Accidental Damage of fixed glass and double glazing, solar panel, sanitary fixtures and ceramic hobs all forming part of the Buildings.	Up to the Buildings sum insured
Accidental Damage to domestic oil pipes, underground water supply pipes, sewers, drains, underground cables and tanks for which you are legally responsible.	Up to the Buildings sum insured
Damage to plumbing installations, interior fixed domestic heating or water installations caused by freezing.	Up to the Buildings sum insured
Additional costs-architects and surveyors fees, removal of debris and demolition, costs for meeting building regulations inc. municipal or local authority by-laws. (Subject to peril claim acceptance).	Up to the Buildings sum insured
Loss of Rent / Alternative Accommodation when a property cannot be lived in. (Subject to peril claim acceptance).	Up to 20% of the Buildings sum insured
Increased metered water charges.	Up to £750
Contracting Purchaser.	Up to the Buildings sum insured
Replacement Buildings.	Up to the Buildings sum insured – Completion or 3 months.
Emergency Access – Damage to the Property caused by forced access via any emergency service requirement.	£1,000
Tracing and access of Leaks	£1,000
Property Owners' Liability.	Up to £2,000,000
Employers' Liability – Domestic Employees	Up to £10,000,000
Employers' Liability – Domestic Employees via Terrorist Act	Up to £5,000,000
Exclusions and limitations	Find full details
	In the policy booklet- Section 1 Buildings "What is not covered" (We will not pay for):
Loss or Damage caused by: - <ul style="list-style-type: none"> • Riot, violent disorder, strike, labour disturbance or civil commotion. • Malicious Damage. • Escape of water or escape of oil. • Theft or attempted theft. • Accidental Damage to fixed glass, double glazing, solar panel, sanitary fixtures, and ceramic hobs. • Damage to plumbing installations, interior fixed domestic heating or water installations caused by freezing. whilst the Buildings are Unoccupied.	Causes: 5, 6, 8, 9, 10, 13 and 15
Loss or Damage that happens gradually.	Cause: 4 and 8

Exclusions and limitations (cont)	Find full details
Loss or Damage caused by any tenant or person lawfully on the premises. (Cause 5, 6 & 10 Not applicable if optional cover extension taken).	Cause: 5, 6 and 10
Loss or Damage unless caused by violent and forcible entry.	Cause: 6 and 10
Loss or Damage to fences, gates and hedges.	Causes: 3, 7 and 11
Loss or Damage caused by freezing.	Cause: 7
Damage to the water / oil / heating appliance itself.	Cause: 8 and 9
Loss or Damage caused by collision by domestic pets.	Cause: 3
Damage caused by the felling or lopping of trees.	Cause: 3
Loss or Damage: - <ul style="list-style-type: none"> • to domestic, fixed fuel oil tanks in the open, swimming pools, tennis courts, drives, patios and terraces, fences, gates and hedges unless the main Buildings are also affected at the same time by the same peril. • caused to structures bedding down or settlement of newly made-up ground. • caused by faulty design or inadequate foundations which do not meet building regulations current at the time of construction. • for which compensation has been provided or would have been but for the existence of this insurance under any contract or legislation or guarantee. • caused by river or coastal erosion. • caused by demolition, structural changes, structural repairs, groundwork, excavation, faulty workmanship, faulty materials, or the use of defective plans. • to solid floors unless the walls are Damaged at the same time by the same event. • which originated before this Policy came into force. Reduction in market value following repair.	Cause: 11

Optional Covers

Buildings plus Accidental Damage Cover

Optional Covers	Limits
Accidental Damage	Up to the Buildings sum insured
Exclusions and limitations	Find full details
Maintenance and normal redecoration costs.	Section 1 Buildings Cause: 6, 12.
Loss or Damage caused whilst the Property is Unoccupied.	
Damage which specifically excluded under Building's standard cover.	
Damage caused by: <ul style="list-style-type: none"> • Wear and tear, settlement, shrinkage, depreciation, wet or dry rot, fungus, damp, beetles, moths, insects, vermin, infestation, rust, mildew, atmospheric or climatic conditions, the effect of light or other gradually operating cause. • Faulty materials, design, or workmanship. • Chewing, scratching, tearing, or fouling by domestic pets. • Building renovations, alterations, extensions, or repairs. 	
We will not pay the cost of repairing the leak itself.	Cause: 22

Contents Standard Cover

Contents standard cover	Limits
Loss of or Damage to the Buildings caused by any of the following: Fire, lightning, explosion, earthquake, Impact by; aircraft or other aerial devices or anything dropped from them, vehicles, trains, animals, falling trees, telegraph poles or lamp posts, falling aerials or masts, falling television satellite dishes, smoke. Any person taking part in a riot, violent disorder, strike, labour disturbance or civil commotion. Malicious Damage. Storm or flood. Escape of water from any fixed water or heating installation, or from any domestic appliance. Escape of oil from any fixed oil or heating installation, or from any domestic appliance. Theft or attempted theft, Subsidence, Landslip or heave of the site on which the Buildings stand. (Causes 1 - 11 in the policy booklet).	Up to the Contents sum insured
Landlords' contents in out Buildings / garages.	Up to the Contents sum insured
Accidental Damage to mirrors, glass tops and fixed glass in furniture, cookers and ceramic hobs in the Property.	Up to the Contents sum insured
Accidental Damage to electronic, visual and computer equipment.	£2,500 per item
Loss or Damage to Contents while being moved by professional furniture removers from the Property to another address in the British Isles.	Up to the Contents sum insured
Loss of Rent and the cost of Alternative Accommodation, if the Property is Damaged by any cause listed under 1 – 11 of this section and as a result, it cannot be lived in.	Up to 20% of the Contents sum insured
Replacement of locks and keys to external doors and intruder alarms systems, fitted in the Property.	Up to £500 for any one incident
Accidental loss of domestic heating fuel or metered water.	Up to £1,000
Loss or Damage to contents in the open but on land belonging to the Property.	Up to £250 for any one incident
Emergency Access – Damage caused by forced access to deal with a medical emergency or prevent Damage to the Property.	£1,000
Exclusions and limitations	Find full details
	In the policy booklet under Section 2 Contents "What is not covered" (We will not pay for)
Loss or Damage caused by or to: - <ul style="list-style-type: none"> • Riot, violent disorder, strike, labour disturbance or civil commotion • Malicious acts. • Escape of water or escape of oil. • Theft or attempted theft. • Accidental Damage to fixed glass, double glazing, solar panel, sanitary fixtures, and ceramic hobs. • Accidental Damage to electronic, visual and computer equipment. • Accidental loss of domestic heating fuel or metred water. • Contents in the Open. whilst the Buildings are Unoccupied.	Causes: 5, 6, 8, 9, 10, 13, 14, 18 and 19
Loss or Damage that happens gradually.	Cause 4 and 14
Loss or Damage caused by any tenant or person lawfully on the premises (Cause 5, 6 & 10 Not applicable if optional cover extension taken).	Cause 5, 6 and 10
Damage to the water / oil / heating appliance itself.	Cause 8 and 9
Loss or Damage unless caused by violent and forcible entry.	Cause 6 and 10

Exclusions and limitations (cont)	Find full details
Loss or Damage caused by collision by domestic pets.	Cause 3
Damage caused by the felling or lopping of trees.	Cause 3
Loss or Damage: - <ul style="list-style-type: none"> • to domestic, fixed fuel oil tanks, swimming pools, ornamental ponds and fountains, greenhouses, tennis courts, drives, patios and terraces, walls, freezing and hedges unless the main Buildings are also affected at the same time by the same peril. • caused by structures bedding down or settlement of newly made-up ground. • caused by faulty design or inadequate foundations which do not meet building regulations current at the time of construction. • for which compensation has been provided or would have been but for the existence of this insurance under any contract or legislation or guarantee. • caused by river or coastal erosion. • caused by demolition, structural changes, structural repairs, groundwork, excavation, faulty workmanship, faulty materials, or the use of defective plans. • to solid floors unless the walls are Damaged at the same time by the same event. • Normal settlement, shrinkage, or expansion. • which originated before this Policy came into force. Reduction in market value following repair.	Cause 11

Optional Covers

Contents plus Accidental Damage cover

Contents plus Accidental Damage cover	Limits
Accidental Damage cover – all other Accidental Damage to the contents while in the Property.	Up to the contents sum insured, except Damage to glass, china or porcelain, which is limited to up to £500.
Exclusions and limitations	Find full details
Maintenance and normal redecoration costs.	Section 2 Contents Sub section 12
Damage caused while the Property is unoccupied.	
Damage which is specifically excluded elsewhere.	
<ul style="list-style-type: none"> • Damage caused by depreciation, wet or dry rot, fungus, damp, beetles, moths, insects, vermin, infestation, rust, mildew, atmospheric or climatic conditions or the effect of light. • Chewing, scratching, tearing or fouling by domestic animals or vermin. • Faulty materials, design, or workmanship. • Building renovations, alterations, extensions, or repairs. • Electrical or mechanical fault or breakdown. 	

Significant or Unusual Exclusions or Limitations

General – Buildings and Contents

Exclusions and limitations	Find full details
The standard excesses and any voluntary excess you have chosen as shown on your policy schedule.	In the policy booklet- Section 1 & 2 "What is not covered" (We will not pay for):
War.	In the policy booklet under General Exclusions
Terrorism.	
Radioactivity – other than under Property Owners / Employers liability.	
Sonic bangs.	
Loss in value.	
Pollution or Contamination - other than under Property Owners / Employers liability other than the Damage caused under causes 1-10.	
Miscellaneous Damage – caused by corrosion, rot, vermin, changes in temperature, joint leakage on boilers and other pressure vessels, mechanical or electrical breakdown other than the Damage caused under causes 1-10.	
Illegal activities.	
Contractors.	
Faulty or defective workmanship.	
Disease.	
Cyber and data.	
Collapse.	
Collusion.	
Fraud and dishonesty.	
Unexplained loss, disappearance, inventory shortage, misfiring or misplacing of information.	
Wear and tear deterioration.	

Duration

This is an annual renewable policy

Sum Insured

Correct values at risk must be advised to us. If the sums insured you request are not adequate, this will result in the amount we pay in the event of a claim being reduced.

You should review your sums insured and levels of covers regularly to ensure these remain adequate.

Law Applicable

You and we can choose the law which applies to this Policy. We propose that the Law of England and Wales apply. Unless we and you agree otherwise, the Law of England and Wales will apply to this Policy.

Your Cancellation Rights

You can cancel this policy at any time by contacting the insurance agent who arranged the policy for you.

Making a Complaint

If your complaint relates to:

- How your Policy was sold to you, please contact your Broker.
- Section 1 Buildings or Section 2 Contents – Please contact Davies Group (acting on behalf of Geo Personal Lines)

Should you remain dissatisfied after our final written response, you can approach the Financial Ombudsman Service.

Referral to the Financial Ombudsman will not affect your right to take legal action.

Full details of addresses and contact numbers can be found within the policy booklet.

Data Protection

GEO PERSONAL LINES

Geo Personal Lines is the Data Controller. Geo Personal Lines is part of The Ardonagh Group of companies, and we may share your information within The Ardonagh Group (see <http://www.ardonagh.com/> for details). We will use your personal information to:

Assess and provide the products or services that you have requested

Communicate with you in relation to servicing and administering your product

Develop new products and services

Undertake statistical analysis to help us improve our services and products

Contact you about products that are closely related to those you already hold with us

Provide additional assistance for these products or services

Notify you of important changes to products and functionality changes to our websites

Only where you have provided us with consent to do so, we may also from time to time use your information to provide you with details of offers relating to additional products and services from The Ardonagh Group.

We follow strict security procedures in the storage and disclosure of your personal information in line with industry practices.

Further information is contained in our Fair Processing Notice, full details of which can be found here

<https://www.geounderwriting.com/privacy-notice/> This explains who we are, the types of information we hold, how we use it, who we share it with, how long we keep it for and informs you of certain rights you have regarding your personal information. If you are unable to access this website, details can be obtained by contacting the address or telephone number indicated in any recent correspondence or emails you have received from us.

You can also contact us for general data protection queries via email to MGA.DataProtection@geounderwriting.com or in writing to The MGA Data Protection Officer, The Ardonagh Group, 2 Minster Court, Mincing Lane, London, EC3R 7PD

Financial Services Compensation Scheme

Geo Personal Lines and the insurers of this Policy are covered by the Financial Services Compensation Scheme (FSCS). If we are unable to meet our obligations, you may be entitled to compensation from the scheme, depending on the type of insurance and the circumstances of the claim.

Further information is available from the FSCS at www.fscs.org.uk.



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PERSONAL LINES

Geo Personal Lines is a trading style of Midas Underwriting Limited
Midas Underwriting Ltd. Registered Office: Quay Point, Lakeside Boulevard, Doncaster, South Yorkshire, DN4 5PL
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