

Landlord's Insurance



Insurance Product Information Document

Company: Modus Underwriting Limited

Product: Modus Landlord's Insurance

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This policy is arranged and administered by Modus Underwriting Limited on behalf ERGO UK Specialty Ltd on behalf of Great Lakes SE – UK Branch

This is a summary of our insurance policy. You will find all the terms and conditions (along with other important information) in the policy documents.

What is this type of insurance?

This landlord insurance product protects you against loss or damage to your Buildings and Landlord's Contents, Rent Receivable and Property Owners Liability. It covers such things as fire, theft, storm, flood, malicious persons or vandals, escape of water and subsidence.



What is insured?

The maximum amount we will pay to rebuild the premises is as stated on your schedule.

The maximum amount we will pay to replace the contents is as stated on your schedule.

Buildings (if selected)

- ✓ Damage to your buildings at the premises caused by an insured event
- ✓ Landlord's fixtures and fittings at the premises
- ✓ Accidental damage cover
- ✓ Accidental breakage of glass and sanitary fittings
- ✓ Accidental damage to underground services to and from the premises for which you are responsible
- ✓ Trace and access costs and expenses to locate and source domestic water leaks and effect repairs up to £25,000 for damage insured under this section
- ✓ Alternative accommodation or loss of rent costs up to 25% of the buildings sum insured whilst the premises cannot be lived in as a result of damage insured under this section for up to 12 months
- ✓ Loss of metered water, electricity, gas and heating oil costs as a result of damage insured under this section up to £25,000
- ✓ Removal of bees, wasp and hornet nests from the premises, up to £1,000
- ✓ Replacement locks following theft of keys, up to £2,500
- ✓ Loss or damage to the buildings for the purpose of cultivating drugs caused by your tenant, up to £5,000

Contents (if selected)

- ✓ Damage to landlord's contents and contents in the common parts at the premises caused by an insured event
- ✓ Landlord's fixtures and fittings and floor coverings at the premises
- ✓ Accidental damage cover (where this cover is selected)
- ✓ Alternate accommodation or loss of rent costs up to 25% of the contents sum insured whilst the premises cannot be lived in as a result of damage insured under this section for up to 12 months
- ✓ Theft of contents in a detached outbuilding at the premises, up to £2,500 and moveable property in the open, up to £500
- ✓ Replacement locks following theft of keys, up to £2,500

Rent Receivable (if selected)

- ✓ Loss of rent receivable if your buildings cannot be lived in or access to them is denied as a result of damage insured
- ✓ Ground rent
- ✓ Professional accountant charges

Property Owners Liability

- ✓ Covers legal liability for accidental bodily injury including death or disease and accidental damage to material property not belonging to you.

Identity Fraud

- ✓ Cover for advisers' costs arising from identity fraud up to £25,000



What is not insured?

- ✗ Any loss or damage that happened before the start of the period of insurance
- ✗ Any loss or damage caused, or allowed to be caused, deliberately, willfully, maliciously, illegally or unlawfully by you
- ✗ Malicious damage to property in any structure that cannot be locked
- ✗ Theft or attempted theft caused by any persons lawfully in your premises
- ✗ Storm or flood damage to walls (not forming part of the main structure), fences, gates or moveable property in the open or in/to open sided structures
- ✗ Escape of water damage caused by the failure, wear and tear or lack of grouting or sealant, freezing or resulting in subsidence, heave or landslip
- ✗ Subsidence damage to yards, car parks, roads, pavements and walls unless damage is also affecting the main dwelling.
- ✗ Any loss or damage or liability arising out of the activities due to building works
- ✗ Any damage caused by wear and tear or any other gradually operating cause
- ✗ Damage more specifically insured elsewhere by you
- ✗ Where the identity fraud has been carried out by someone living with you



Are there any restrictions on cover?

- ! The excess (the amount you have to pay on any claim), please refer to your schedule for any excesses or endorsements that may apply.
- ! Certain causes resulting in damage to property when your premises are unoccupied for more than 30 consecutive days
- ! Certain limitations may apply to your policy, for example:
 - monetary limits for certain covers
 - conditions that exclude certain types of loss or damage**Please read your policy wording and schedule carefully**
- ! If the sums insured for your property at the time of replacement are less, you will be responsible for a proportionate share of the claim.



Where am I covered?

- ✓ United Kingdom, the Channel Islands or Isle of Man



What are my obligations?

- You must take reasonable care to give us complete and accurate answers to any questions we ask – whether you are taking out, renewing or making changes to your policy
- Please tell your insurance broker immediately if the information set out in your statement of fact or your schedule changes including but not limited to change of occupancy or resident type, changes to the sums insured or additional sections to be covered, changes of people to be insured or alterations of or extensions or renovations to the premises
- You must observe and fulfil the terms, provisions and conditions of this policy – failure to do so could affect your cover
- Tell your broker if your tenants are in rent arrears or are subject to eviction proceedings
- If your property is unoccupied you must comply with the unoccupied properties condition found in the general Policy Conditions of the policy wording
- You must notify us about any event which may lead to a claim within 30 days (or 7 days in the case of Injury, damage or loss of rent, by riot, civil commotion, strikers, locked-out workers, persons taking part in labour disturbances, malicious persons or theft).
- If you need to make a claim under Sections 1 to 4 of the policy, please telephone 0333 577 6548 with your policy number and crime reference number (if relevant)
- Pass immediately, and unacknowledged, any letter of claim to us
- Carry out and permit to be taken any action which may be reasonably practicable to prevent further Injury, damage or loss of rent
- Furnish with all reasonable despatch at your expense such further particulars and information as We may reasonably require



When and how do I pay?

Please speak to your insurance broker detailed on your policy schedule who will be able to confirm this information.



When does the cover start and end?

From the start date (shown on your schedule) for 12 months



How do I cancel the contract?

You can cancel your policy within 14 days of purchase or renewal (or from the day you receive your policy or renewal documents, if this is later) we will return any premium paid by you in full provided no claims have been made

If you cancel before the cover starts, we will refund the premium you have paid in full

You can also cancel your policy at any time during your period of cover. If you cancel after your cover has started, we will return any premium paid less an amount for the period your policy has been in force unless:

- Where a claim has occurred in the current period of insurance no premium will be returned to you;
- Where your policy is issued on a short-term basis, of less than one calendar year, no premium will be returned to you;
- Where your policy is issued on an annual basis and is cancelled within the first year, we will retain 25% of the pro-rata return premium due.

To cancel, please contact your insurance broker.