

Let Property Insurance

Insurance Product Information Document

Product: Standard Let Property Insurance

This insurance is arranged by Arkel Underwriting.

Arkel Underwriting is a trading style of Arkel Limited which is authorised and regulated by the Financial Conduct Authority. Firm Reference No (FRN 916682).

Arkel Limited is registered in England and Wales (company no. 11031900) with its registered office at 22-23 Cromwell Business Park, Banbury Road, Chipping Norton, OX7 5SR

This document provides a summary of the cover, exclusions and restrictions. The full terms and conditions of this insurance, including the general policy limits, can be found in the policy document which is available on request or will be shown on your schedule when you purchase this insurance.

What is this type of insurance?

This is a multi-section insurance policy to cover loss or damage to your Residential Let property, plus Loss of Rental Income & Property Owners' Liability and optional Landlords' own contents caused by insured events which happen within the geographical limits and the period of cover.

Cover will only be provided for the sections you select and that appear as Insured on your Policy Schedule.



What is insured?

Buildings:

- ✓ Loss or damage to your property caused by fire, smoke, explosion, lightning, earthquake, storm, flood, theft, escape of water (e.g., from burst pipes or tanks), malicious acts, riot, subsidence, collision by vehicles or animals, falling trees, collapse of aerials or satellite dishes
- ✓ Cover up to the Sum Insured chosen by you as being the cost of Rebuilding the property
- ✓ Trace and Access to find an escape of water up to £2,500 from any fixed water or heating installation
- ✓ Accidental Damage to fixed glass and sanitary fixtures, underground pipes and cables and service pipes
- ✓ Up to 20% of the buildings sum insured for Loss of your normal Rental Income resulting from damage by an insured event for up to 12 months
- ✓ Up to 20% of the buildings sum insured for Alternative Accommodation for your tenant for up to 12 months
- ✓ Property Owners' Liability up to £2,000,000

Landlords own Contents - Optional:

- ✓ Loss or damage to your property caused by fire, smoke, explosion, lightning, earthquake, storm, flood, theft, escape of water (e.g., from burst pipes or tanks), malicious acts, riot, subsidence, collision by vehicles or animals, falling trees, collapse of aerials or satellite dishes
- ✓ Up to 20% of the Landlord's Own Contents sum insured for Loss of your normal Rental Income resulting from damage by an insured event for up to 12 months
- ✓ Up to 20% of the Landlord's Own Contents sum insured for Alternative Accommodation for your tenant for up to 12 months



What is not insured?

- ✗ Certain loss or damage occurring whilst the property is left unoccupied more than 60 days (see definitions in your policy wording).
- ✗ Loss or damage arising from faulty workmanship, defective design or use of defective materials
- ✗ Subsidence, ground heave or landslip resulting from construction, structural alteration, repair or demolition
- ✗ Malicious damage caused by you or your family or by your tenants
- ✗ Theft by tenants
- ✗ Storm, flood, subsidence, heave or landslip damage to drives, patios and paths unless your property has been damaged at the same time and by the same cause
- ✗ Damage caused by any demolition, structural alterations or structural repairs
- ✗ Loss or damage caused by insects or vermin, electrical or mechanical breakdown or by your domestic pets
- ✗ Wear, tear, depreciation or any gradually operating cause, but not limited to wet or dry rot, rust deterioration or cleaning
- ✗ Damage caused by Domestic Pets or Vermin
- ✗ Storm or flood damage to gates, hedges and fences
- ✗ Loss, damage, liability, cost or expense resulting from infectious or contagious disease
- ✗ Loss, damage, liability, cost or expense incurred due to a cyber incident
- ✗ Loss of or damage to any electronic data
- ✗ Motor vehicles and their contents
- ✗ Loss or damage caused by or in connection with the property being used by You or any lawful visitor for the conduct or attempted conduct of any illegal activity
- ✗ Loss or damage occurring prior to the commencement of your policy



Are there restrictions on cover?

- ! You will need to pay an amount of each claim, known as the Policy Excess, the standard compulsory excess is £250 unless shown otherwise on your schedule. The Excess depends on the type of tenant occupying the property.
- ! The subsidence, heave and landslip excess is £1,000 unless shown otherwise on your Schedule
- ! The escape of water excess is a minimum of £250
- ! If your property is unoccupied for more than 60 days, cover for losses by theft, escape of water, frozen pipe and malicious damage will be restricted. Please read the special conditions that apply in your policy or endorsements on your Schedule
- ! We do not insure your tenants' own belongings or their legal liability to the public
- ! The maximum limits for certain losses and specified items will be shown on your Schedule



Where am I covered?

- ✓ The cover provided is for your residential let property let to tenants in England, Scotland, Wales, Northern Ireland, Isle of Man or Channel Islands



What are my obligations?

- At the beginning of the new period of insurance or when making changes to your policy, you must give complete and accurate answers to any questions you are asked relating to the insurance
- You must tell your insurance adviser if you become aware of any inaccuracies or changes in the information you have provided to us, whether happening before or during the period of insurance
- You should pay your premium for the policy in full
- You and your family must take all reasonable precautions to avoid injury, loss or damage and take all reasonable steps to safeguard all the insured property from loss or damage.
- You must tell us as soon as possible about any of the following changes:
 - Change of address.
 - If the type of tenants living in your property changes i.e. you let to students or asylum seekers
 - If you or your tenants intend to use your property for business purposes other than clerical
 - If your property will be unoccupied for longer than 60 consecutive days
 - If you or a member of your family have been declared bankrupt or been subject to bankruptcy proceedings or have received a police caution for or been convicted of or charged with any criminal offence
 - If your property is no longer occupied
- You must tell your Insurance adviser before you start any new conversions, extensions or other structural work to the Insured Buildings
- If you need to make a claim on your policy, you can call AmTrust Specialty Limited on 0115 934 9818 (9am-5pm Mon-Fri), you can email claims@amtrusteu.co.uk or you can write to AmTrust Specialty Limited, New Castle House, Castle Boulevard, Nottingham, NG7 1FT. You will be asked to provide us with the appropriate evidence requested by us to substantiate your loss. You should take reasonable steps to prevent further damage; attempt to prevent further loss and try to recover your property. If you have an urgent situation outside normal business hours and need to notify a new claim, the number above will automatically transfer to an out of hours service.



When and how do I pay?

Please contact the Insurance Intermediary from who you purchased this policy for details of how and when to pay the premiums due.



When does the cover start and end?

This insurance cover is for a 12 month period and is renewable annually each year. The period of insurance is specified in your policy schedule.



How do I cancel the contract?

You can cancel this insurance at any time by contacting your insurance adviser. If you cancel within the first 14 days you will be entitled to a full refund of premium provided that you have not, and do not intend, to make a claim. After the 14 day cooling off period, provided you have not made a claim, you will be entitled to a refund of any premium paid, subject to a deduction for any time for which you have been covered and the administrative cost of providing the insurance.