

Landlord Insurance

Insurance Product Information Document



Home and Legacy Insurance Services Limited, 500 Avebury Boulevard, Milton Keynes MK9 2LA, United Kingdom.
Authorised and regulated by the Financial Conduct Authority, Financial Services Register number 307523.

COMPANY: HOME & LEGACY · PRODUCT: LANDLORD'S RENT & LEGAL PROTECTION

This document summarises the key features of Landlord's Rent & Legal Protection. Your policy documentation provides the terms & conditions, and other important information. Details of the specific cover you selected to meet your individual needs are in your schedule.

What is this type of insurance?

Landlord's Rent & Legal Protection is a legal expenses and rent protection insurance contract for private individuals or businesses, letting residential property under a written tenancy agreement.



What is insured?

- ✓ Access to a legal helpline for advice on tenancy related matters
- LANDLORD RENT DEFAULT PROTECTION**
- ✓ Loss of rent if the tenant fails to pay for up to 12 months or until vacant possession is obtained
 - ✓ 75% of the monthly rent for a further 2 months after vacant possession is obtained (or until a new tenant is found if sooner)
- LANDLORD LEGAL EXPENSES TO:**
- ✓ take legal action for disputes between you and your tenant under the tenancy agreement (e.g. property damage, non-payment of rent, sub-letting)
 - ✓ defend a legal action brought by the tenant alleging you have failed to meet your obligations under the terms of the tenancy agreement
 - ✓ regain possession if the tenant does not move out at the end of the tenancy
 - ✓ remove squatters/ unauthorised occupants
 - ✓ pursue the tenant for rent arrears
- ALTERNATIVE ACCOMMODATION**
- ✓ £50 per day (up to £1,500) for any claim we accept, for the cost of your alternative accommodation when possession of the property cannot be re-gained and no other suitable accommodation is available
- WITNESS ATTENDANCE ALLOWANCE**
- ✓ £100 per day (up to £1,000) for any claim we accept if you or your representative must be absent from work due to court attendance as a witness or defendant
- IDENTITY FRAUD**
- ✓ Legal costs incurred as a result of your identity fraud
- HEALTH & SAFETY**
- ✓ Legal costs for you to defend an action brought against you in relation to the property insured under: The Housing Health and Safety Rating System (England) Regulations 2005; The Furniture and Furnishings (Fire) (Safety) Regulations 1988; The Gas Safety (Installation and Use) Regulations 1998; The Electrical Equipment (Safety) Regulations 1994 – or all applicable laws that replace them
- TAX DISPUTES**
- ✓ Accountancy & legal costs to represent your property business in an in-depth investigation by HMRC



What is not insured?

- LANDLORD RENT DEFAULT PROTECTION**
- ✗ Claims not notified within 30 days
 - ✗ The first month's rent
 - ✗ Rent following vacant possession, if property won't be re-let
- LANDLORD LEGAL EXPENSES**
- ✗ Disputes less than £250
 - ✗ Disputes or potential disputes you were aware of, or should have been aware of, before cover started, including at renewal
 - ✗ Disputes which start within 30 days of the policy starting, unless you held similar cover previously up to the date you took out this policy. This does not apply at renewal
 - ✗ Disputes not notified to us within 30 days of the event which resulted in the dispute, or the event first became known
 - ✗ Disputes involving multiple tenants whose liability is not 'joint & several' (tenants must be jointly and individually held responsible for adhering to all of the terms of the tenancy agreement)
 - ✗ Legal costs incurred before your claim has been accepted
- IDENTITY FRAUD**
- ✗ Identity fraud carried out by someone living with you
- HEALTH & SAFETY**
- ✗ Any deliberate or intentional act by you or an employee
 - ✗ Criminal activities of the tenant
- TAX DISPUTES**
- ✗ Claims involving a tax avoidance scheme
 - ✗ Suspected fraud enquiries



Are there any restrictions on my cover?

- ! The maximum we will pay for any one claim or for all claims during any period of insurance is £60,000
- ! We'll end your claim if success in the legal case is unlikely



Where am I covered?

- ✓ Your property located in England, Wales, Scotland, the Isle of Man and the Channel Islands



What are my obligations?

- To provide complete & accurate answers to the questions asked when you take out, renew and amend your policy
- To pay the cost of the insurance
- To observe and comply with the terms & conditions of the policy
- To take all reasonable steps to prevent any occurrence which may give rise to a claim under the policy
- To collect a deposit of at least one month's rent before the policy first starts (and before any new tenancy that is started during the period of insurance)
- To ensure a written tenancy agreement is in place that complies with the requirements of relevant legislation
- To satisfactorily reference the tenant and their guarantor, if applicable
- To notify Home & Legacy as soon as possible when you first become aware of any event which may require legal action or result in a claim under the policy – this must be within 30 days



When and how do I pay?

- Please pay the premium before the cover first starts or renews
- You can pay us using debit/ credit card or electronically



When does the cover start and end?

- The period of insurance is shown on your relevant policy schedule



How do I cancel the contract?

- You can cancel this policy at any time by contacting your insurance intermediary or us
- If you cancel your policy within 14 days of purchase you will receive a full premium refund as long as you have not made a claim
- If you cancel your policy after the first 14 days you will receive a proportionate premium refund as long as you have not made a claim. We will charge you an administration fee of £15 when cancelling. This will be deducted from the premium refund