

Landlord Legal Expenses and Rent Protection Insurance

Insurance Product Information Document

Company: Aviva Insurance Limited

Product: Landlord Legal and Rent Protection Insurance

Registered in Scotland No. 2116. Registered office: Pitheavlis, Perth PH2 0NH. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Firm Reference Number 202153.

This document is a summary of cover highlighting the main features and benefits as well as the general conditions and exclusions of this policy. Full terms and conditions can be found in the policy wording. You will also receive a policy schedule showing the specific details of your policy and the cover(s) you have selected. Please take some time to read the policy documents when you receive them. It is important that you tell us as soon as possible if any of the information is incorrect.

What is this type of insurance?

This policy provides legal advice, legal costs and rent protection in the event of tenant defaults for the company, firm, partnership, management agent, letting agent (providing a full management service), association or individual which owns or is responsible for the property noted on the policy schedule which is let solely for domestic residential purposes.



What is insured?

Legal costs up to £100,000 for:

- ✓ Regaining possession of your property
- ✓ Property owner legal disputes
- ✓ Repair and renovation disputes
- ✓ Health and safety prosecutions
- ✓ Tax investigations
- ✓ Rent recovery

Optional cover

- Rent protection cover of up to £2,500 per month for a maximum of 15 months in the event of tenant defaults
- Up to 3 months rental cover at 75% following eviction
- Dilapidations cover



What is not insured?

- ✗ Claims notified after 90 days
- ✗ Any claim within first 60 days if policy was taken out more than 7 days after the start of the tenancy
- ✗ Any claim where our instructed solicitors deem there not to be prospects of success
- ✗ Legal costs you incur before we agree to cover the claim
- ✗ Costs which exceed £100,000
- ✗ Fines, penalties, damages or compensation you are ordered to pay by a court or other authority



Are there any restrictions on cover?

- ! Rent protection claims notified after 60 days will have one month's rent deducted from any claim
- ! Rent protection payments will not be made until the tenant(s) are a minimum of two full payments in arrears
- ! Tenant and guarantor (if applicable) must be referenced and meet the acceptance criteria for affordability, credit check and identification
- ! Use of own lawyer is excluded unless agreed by us
- ! For rent recovery claims the amount in arrears must be greater than £1,000



Where am I covered?

- ✓ Cover is provided in respect of properties located within the United Kingdom of Great Britain and Northern Ireland, the Channel Islands and the Isle of Man.



What are my obligations?

- Make a fair presentation of risk to us, which will include telling us about any material circumstances which affect your insurance and which have occurred either since the policy started or since the last renewal date.
- Adhere to all terms and conditions of the policy.
- Any deposit(s) taken must be protected in accordance with the relevant legislation.
- Undertake a new reference at renewal of policy if a tenant's circumstances have changed which may affect the acceptance criteria.
- Provide, within 90 days, notification of any event which may give rise to a claim
- In the event of a claim provide all documents requested and co-operate fully with us and any legal representative we appoint.
- Keep clear evidence in writing of any communication with any tenant and/or guarantor
- Provide evidence of any intent to re-let the property once vacant possession is gained.



When and how do I pay?

Payment options should be discussed with your insurance adviser.



When does the cover start and end?

From the start date you select (as shown on your Policy Schedule), for 12 months unless otherwise stated.



How do I cancel the contract?

You may cancel the policy at any time after the date we have received the premium by providing at least 30 days' written notice to us. If the policy is cancelled we may, at our discretion, refund to you a proportionate part of the premium paid for the unexpired period. This is provided that, during the current Period of Insurance, there has been no:

- i. claim made under the policy for which we have made a payment
- ii. claim made under the policy which is still under consideration
- iii. incident which you are aware of and which is likely to give rise to a claim, and which has already been, or is yet to be, reported to us

To cancel, and for details of any insurance adviser charges please contact your insurance adviser