Landlord Excess Protection Insurance

Insurance Product Information Document

Company: Strategic Insurance Services Limited **Product:** Landlord Excess Protection

Strategic Insurance Services Limited (firm ref: 307133) are authorised and regulated by the Financial Conduct Authority.

This document does not contain the full terms and conditions of the cover which can be found in the policy wording and policy schedule. It is important that you read all these documents carefully.

What is this type of Insurance?

This policy covers the excess amount that you have to pay for any successful claims made under your landlord insurance policy. This is subject to the terms, conditions and limitations shown in your policy wording or as amended in writing by us.

What is Insured?

- ✓ This policy covers the excess amount that you have to pay for any successful claims made under your landlord insurance policy.
- ✓ This policy only comes into effect when the excess amount of your landlord insurance policy has been exceeded and a successful claim payment has been made.
- ✓ The most we will pay under this policy is the annual claim limit stated in your policy schedule. Once this limit is reached, the policy is automatically cancelled, and you will be responsible for paying all future excess amounts as shown in your landlord insurance policy.

What is not Insured?

- ✘ Any claim that the landlord insurance policy does not accept or where the excess is not exceeded.
- ✘ Any claim that is refused under your landlord insurance policy.
- ✘ Any claim under your landlord insurance policy which happened before the period of insurance that you were aware was an imminent claim.
- ✘ Any claim notified to us more than 31 days following the successful settlement of your claim under the landlord insurance policy.
- ✘ Any contribution or deduction from the settlement of your claim against the landlord insurance policy other than the stated policy excess for which you have been made liable.
- ✘ Any claim that has been waived or reimbursed.
- ✘ Any liability that you accept by agreement or contract unless you would have been liable anyway.
- ✘ Any claim arising from subsidence, landslip or heave.
- ✘ Any claim resulting from war and/or terrorism.
- ✘ Any claim resulting from:
  - Ionising radiation or radioactive contamination from any nuclear fuel or from any nuclear waste which results from burning nuclear fuel.
  - Radioactive, toxic, explosive, or other dangerous properties of any nuclear machinery or any part of it.

Are there any restrictions on cover?

! Your Landlord Excess Protection insurance policy will remain in effect for the period of insurance or until the annual claim limit is exhausted; whichever comes first.

! Your landlord insurance policy must be maintained, current and valid.

! The insured stated on the policy schedule must match the insured on the landlord insurance policy.

! If your landlord insurance policy provides cover for more than one residential dwelling or commercial unit, you must purchase a Landlord Excess Protection policy for each residential dwelling or commercial unit covered under that landlord insurance policy.

! This insurance is only valid if you are a permanent resident of the United Kingdom (England, Scotland, Wales and Northern Ireland) and the insured premises is located within those countries.

Where am I covered?

✓ United Kingdom (England, Scotland, Wales and Northern Ireland).

What are my obligations?

- You must take reasonable care to answer all questions carefully and accurately as not doing so could invalidate your insurance and ability to claim.
- When you become aware of a possible claim under this policy, you need to report it to us right away. You must report it no more than 31 days after the successful settlement of your landlord insurance claim.
- You must tell us straight away if anything you have already told us changes or if there is any new information that increases the risk of any loss insured under your policy.

When and how do I pay?

You must pay for this insurance with your landlord insurance policy when you take it out for the first time and at each renewal of your policy. You can either pay annually by debit/credit card or by monthly direct debit.

You will not be covered for any claim if you have not paid the premium due.

When does the cover start and end?

The period stated in your policy schedule that this policy is in force for.

How do I cancel the contract?

You have the right to cancel this policy within 14 days of the date of issue or receipt of the terms and conditions, whichever is later. We will refund to you any premium you have paid to us. You can cancel this policy after 14 days, but we will not give you back any premium.

To cancel this policy please contact the broker who sold it to you.