Landlord's Legal Expenses & Rent Protection Insurance

Insurance Product Information Document

Company: Irwell Insurance Company Limied ("Irwell") Product: Landlord's Legal Expenses and Rent Protection

This insurance is provided by Irwell Insurance Company Ltd (Irwell). Company Registration Number 02887406. Registered Office: 2 Cheetham Hill Road, Manchester M4 4FB. Irwell is authorised by the Prudential Regulation Authority (PRA) and is regulated by the Financial Conduct Authority (FCA) and the PRA to conduct general insurance business. PRA Registration No. 202897. It is arranged and administered on behalf of Irwell by Addept Insurance Services Ltd who are regulated by the FCA (firm reference number: 586471).

This document provides a summary of the key information relating to this Landlord's Legal Expenses and Rent Protection Insurance Policy. Complete pre-contractual information on the product is provided with your policy documentation. Full terms and conditions of the policy are provided in your policy wording. Please take time to read this policy document to make sure you understand the cover it provides.

What is this type of insurance?

This policy pays your legal costs in relation to certain legal disputes as detailed in your policy schedule and your rent if your tenant stops paying and remains in your let property.

What is insured?

- ✓ **Up to £50,000 per insured incident for:**
- ✓ Legal costs and expenses
  Plus rent arrears up to vacant possession
- ✓ **Repossession:**
  Adviser's costs and expenses for Regaining possession of your property.
- ✓ **Eviction of Squatters:**
  Adviser's Costs and Expenses to evict anyone, other than tenant's or ex-tenants, who have not got your permission to be in the property.
- ✓ **Rent Protection:**
  If we are covering your claim for repossession, we will pay:
  Unpaid rent up to £2,500 per calendar month for a maximum of 12 months until vacant possession is obtained

What is not insured?

- ✗ Claims notified after 90 days of the insured event, or 60 days in relation to rent arrears.
- ✗ Costs which exceed £50,000.
- ✗ Any rent protection claims for rent over £2,500 per calendar month
- ✗ Claims arising before this insurance started.
- ✗ Any claim where our appointed adviser deems there not to be reasonable prospects of success.
- ✗ Legal costs you incur before we agree to cover the claim.
- ✗ Fines, compensation, damages or penalties awarded against you and any costs you are ordered to pay by a court of criminal jurisdiction.
- ✗ The Rent Guarantee Excess as shown in the Insurance Schedule

Are there any restrictions on cover?

- ! The policy limit is **£50,000** per insured claim for legal expenses.
- ! **£2,500** per calendar month for rent protection up to a maximum of 12 months.
- ! Cover is subject to there always being reasonable prospects of success, meaning a greater than 50% chance that your action or defence will succeed.
- ! Properties outside of England, Scotland, Wales or Northern Ireland will not be covered.
- ! Claims for rent reported to us after 15 days but before 60 days of the second months' rent becoming due will be subject to a one month rent excess which shall be in addition to the Rent Guarantee Excess shown in the Insurance Schedule.

Are there any restrictions on cover?

! Your property must be let under:

- An assured shorthold tenancy as defined in the Housing Acts (The Housing Act 1998, The Housing Act 1996, The Housing (Scotland) Act 1988, any amending or, superseding or quivlanet legislation applicable in the Great Briatin or Norther Ireland).
- A company residential tenancy (company let) created afer 28th February 1997, where a residential property is let to a public limited company (Plc) or limited company (Ltd) purely for resiebtial purposes.

Where am I insured?

✓ Great Britain and Northern Ireland.

What are my obligations?

- To keep to the terms and conditions of this policy.
- To take all reasonable precautions to prevent or minimise the risk of a claim occurring under this policy and to avoid incurring unnecessary costs.
- To supply us with honest and accurate information when asked to do so.
- To follow our claims procedure as advised and provide all relevant documentation when requested.

When and how do I pay?

This insurance is monthly, and payment is made when asked for by the intermediary that sold you this policy.

When does the cover start and end?

The policy period of insurance is detailed in your Policy Schedule.

How do I cancel this insurance policy?

You can cancel this policy within 14 days from inception or within 14 days of receiving your policy documents, whichever is later. If you contact your broker within this time no charge will be made, and we will refund any premium already paid subject to no claims having been made under this policy. If you wish to cancel your insurance after this period, you need to give us 7 days' notice. We will refund a proportionate part of the premium corresponding to the unexpired period of insurance and subject to no claims having been made under this policy.

Contact Us: Addept Insurance Services Ltd
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