Commercial & Residential Landlord Legal Expenses Insurance

Insurance Product Information Document

Company: Financial & Legal Insurance Company Limited   Product: Landlord

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This document provides a summary of key information and benefits relating to this Commercial & Residential Landlord Legal Expenses Insurance policy. Complete pre-contractual and contractual information on the product, including a summary of additional benefits, is provided in the full policy documentation.

What is this type of Insurance?

This is a claims made Landlord Legal Expenses Insurance Policy, which is designed to assist you in the pursuit and defence of certain legal rights.

What is Insured?

✓ **Rent Recovery** – Covers the costs of pursuing a tenant over unpaid rent.

✓ **Tenant Eviction** – Covers the costs of obtaining vacant possession from the tenant.

✓ **Tenant Property Damage** – Covers the costs of pursuing the tenant for damage to the property.

✓ **Legal Defence** – Covers the costs of defending you in relation to criminal court proceedings arising from the letting of the property.

✓ **Squatter Protection** – Covers the costs of pursuing an unauthorised occupier of the property.

✓ **Property Protection** – Covers the costs of pursuing a third party in relation to a nuisance, a trespass, or damage caused to the property.

What is not Insured?

✗ **Prior Claims** - Any claim or incident, which may lead to a claim and which you knew about or ought reasonably to have known about before the start of this policy.

✗ **Prior Costs and Expenses** - Any costs incurred before a claim is made and any costs and expenses, which we do not authorise.

✗ **Dishonesty, criminal acts and fraud** - any claim involving actual or alleged dishonesty or violence by you, or statement, which is fraudulent

Are there any restrictions on cover?

! **Tenancy Check Requirement** – Your tenant must pass the Tenancy Check Requirements.

! **Reasonable Prospects –** There must be more than a 50% chance of you recovering damages, defending a claim or prosecution or obtaining a legal remedy.

! **Solicitor / Legal Representative** – If you choose an alterative solicitor in relation to a claim under this policy, we pay no more than £125 plus VAT per hour for their services.

Where am I covered?

The United Kingdom of Great Britain and Northern Ireland.

What are my obligations?

- Advice – you must follow the advice or the advice line at all times.
- Cooperation – you must cooperate fully with us and provide within a reasonable time, any requested information and documentation we ask for.

When and how do I pay?

You should make payment to your insurance broker, this may be by making a one off payment or your broker may be able to arrange credit facilities if required.

When does the cover start and end?

Your policy covers you for a maximum of 12 months from the date you request your policy to be started. The dates will be shown on your Certificate of Insurance.

How do I cancel the contract?

You have the right to cancel this Policy by contacting your insurance broker:

- Within 14 days of its inception without any premium charge provided there have been no claims.
- At any other time, however no refund of premium will be available.