



RentAble

policy summary

Designed to Protect

Residential Let Property Insurance

policy summary

About this Summary of Cover

This summary provides key information only about insurers and the insurance cover available within TL Risk Solutions RentAble Policy. This summary does not contain the full terms and conditions of the insurance which can be found in the policy booklet. The policy booklet is available on request, but if you are in any doubt as to the cover afforded you should consult TL Risk Solutions.

This Summary of Cover does not form part of your insurance contract. Where the benefits or exclusions differ from those outlined in this summary, you will be advised by TL Risk Solutions.

We reserve the right to change or limit any cover.

About the Insurer

TL Risk Solutions RentAble Policy is underwritten by Certain Underwriters at Lloyd's. Both the Society of Lloyd's and Underwriters at Lloyd's are authorised and regulated by the Financial Services Authority.

Duration of this Insurance

The period of insurance will be for 12 months unless otherwise agreed by us. The period of insurance will be shown in the schedule.

Your Right to Cancel this Insurance

If you decide that you do not wish to proceed then you can cancel this insurance by writing to TL Risk Solutions Limited within 14 days of either:

- The date you receive your policy documentation; or
- The start of the period of insurance

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whichever is the later. Providing you have not made any claims we will refund the premium.

How to make a claim under this Insurance

Naturally we hope you won't have any accidents or misfortune, but if you do and wish to make a claim under this insurance please contact TL Risk Solutions as soon as possible.

Park Row House
19-20 Park Row
Leeds
LS1 5JR
Tel: 0113 224 5350

At the time of making a claim, you will be asked:

- The policy number stated on your schedule;
- Full details of the claim.

Our Service Commitment to You

Our aim is to ensure that all aspects of your insurance are dealt with promptly, efficiently and fairly. At all times we are committed to providing you with the highest standard of service.

If you have any questions or concerns about your policy or the handling of a claim you should, in the first instance, contact TL Risk Solutions.

In the event that you remain dissatisfied and wish to make a complaint, you can do so at any time by referring the matter to the Complaints Department at Lloyd's. Their address is:

Complaints Department
Lloyd's
One Lime Street
EC3M 7HA

Tel: 020 7327 5693
Fax: 020 7327 5225
Email: Complaints@Lloyds.com

Complaints that cannot be resolved by the Complaints Department may be referred to the Financial Ombudsman Service. Further details will be provided at the appropriate stage of the complaints process.

The Law Applicable to this Insurance

The parties are free to choose the law applicable to this Insurance Contract. Unless specifically agreed to the contrary this insurance shall be subject to English Law.

The Cover Available

TL Risk Solutions RentAble Policy is a comprehensive let property insurance. We will insure only those sections you request and we agree to insure.

Buildings (Section 1) are defined as: The private dwelling built of brick, stone or concrete and roofed with slates, tiles, metal or concrete, its decorations and fixtures and fittings, garages and outbuildings, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences and fixed fuel tanks.

Contents (Section 2) are defined as: Household goods within the home, which are your property but only where the property is let as furnished within the tenancy agreement.

Key Benefits

Buildings (Section 1) and **Contents (Section 2)** are covered for loss or damage caused by:

- Fire, Lightning, Explosion or Earthquake
- Aircraft and other Flying Devices
- Storm, Flood or Weight of Snow
- Escape of Oil from fixed domestic oil-fired heating installations
- Escape of Water from fixed water tanks, apparatus or pipes

- Theft or attempted theft following forcible and violent entry
- Collision by any vehicle or animal
- Riots, Strikes, Violent Disorder, Civil Commotion and Malicious Damage
- Subsidence or Heave of the site or Landslip
- Falling Trees, Lamp-posts or Telegraph Poles

The Buildings and Contents sums insured are index linked to protect you against inflation

Buildings (Section 1) cover also includes

- Frost damage to fixed water tanks, apparatus and pipes
- Damage caused by falling aerials and satellite dishes
- Breakage of fixed glass, solar panels, sanitary fixtures and ceramic hobs
- Accidental damage to oil pipes, underground supply pipes, sewers, drains and cables
- Loss of rent due to you and temporary accommodation costs up to 20% of the sum insured for Buildings
- Architect's and Surveyor's fees, debris removal and additional costs as a result of Local Authority requirements
- Your legal liability as owner up to £2,000,000 for any one accident or series of accidents arising out of one event

Contents (Section 2) cover also includes

- Your legal liability for accidents to domestic staff up to £5,000,000

How We Settle Your Claim

Buildings

We will pay the full cost to repair or replace the loss or damage providing the buildings have been maintained in a good state of repair and the sum insured is adequate to cover the full cost of rebuilding the home.

Contents

Providing the sum insured is adequate, we will pay either the full cost to repair or, in the event of total loss or destruction of any article, we will pay the cost of replacing the article as new. This basis of settlement does not apply to clothes or pedal cycles where we will take off an amount for wear and tear.

Your Total Peace of Mind

Underwriters at Lloyd's are members of the Financial Services Compensation Scheme. You may be entitled to compensation from the scheme if we cannot meet our obligations. The amount of compensation will be equal to 100% of the first £2,000 and 90% of the remainder of the claim, without any upper limit.

Significant Exclusions or Limitations

1) Contents Cover (Section 2)

Unless otherwise agreed by us, the following limitations apply to contents:

- theft of contents from outbuildings

Contents does NOT include:

- property in the open
- property of the tenants
- money or credit cards
- motor vehicles (other than garden machinery) caravans, trailers or watercraft or their accessories
- valuables
- deeds, registered bonds and other personal documents
- stamps and coins
- business equipment
- any living creature
- any part of the buildings
- computer equipment

2) Exclusions that apply to the whole of this insurance:

- a) Loss or damage caused directly or indirectly by radioactive contamination and nuclear assemblies
- b) Loss, damage or liability directly or indirectly occasioned by, happening through or in consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, or confiscation or nationalisation or requisition or destruction of or damage to property by or under the order of any government or public or local authority
- c) Existing or Deliberate Damage
- d) Loss, damage or liability resulting from computer viruses, erasure or corruption of electronic data or the failure of any equipment to correctly recognise the date or change of date
- e) Loss, damage or liability caused by Biological or Chemical contamination arising from
 - i) terrorism,
 - ii) steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived act of terrorism.
- f) Wear tear and gradual deterioration
- g) Tenancy agreement deposit payment

3) Policy Excess

The standard policy excess is £250. For claims resulting from Subsidence, Landslip or Heave the excess is £1,000. Any specific excesses that may be applied will be advised to you.

4) General conditions applying to this insurance

- You must tell TL Risk Solutions Limited of any change in the type of tenant(s) at the property or if the property becomes unoccupied for more than 90 days
- You must comply with all regulatory and statutory requirements regarding the letting of the property
- When the property is left unoccupied for more than 30 days or the property has not been let under a signed agreement:
 - you are required to drain down the water and heating systems except where the heating is to be left permanently on at not less than 10 degrees celsius.
 - an additional £250 excess applies
 - a responsible person is required to check the property once a week

5) Tell us about any changes to the home

You must tell TL Risk Solutions Limited before you start any structural work to the buildings that:

- change the use of the buildings in any way
- involves the external surfaces of the buildings being affected/changed
- means the occupant(s) having to move out of the buildings for any period of time

TL Risk Solutions Limited

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This document is issued by TL Risk Solutions Limited, Park Row House, 19 - 20 Park Row, Leeds, LS1 5JF
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