

About this summary of cover

This summary provides key information only about insurers and the insurance cover available within the Tenanted Property Insurance Policy. This summary does not contain the full terms, conditions, exclusions, warranties and endorsements applicable to the insurance contract. These can be found in the quotation or renewal documentation or in the policy wording. The policy wording is available on request or can be viewed on our website www.justlandlords.co.uk. If you are in any doubt as to the suitability of the cover you should consult us or your insurance broker. A policy wording is always issued along with a Schedule of Cover when cover is first accepted or renewed by us, these two documents are to be read as one document and will form your contract of insurance.

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 us. We reserve the right to change or limit any cover.

About the insurer

This policy is arranged and administered by Just Landlords Insurance Services Limited which is authorised and regulated by the Financial Conduct Authority. The policy is underwritten by Certain Underwriters at Lloyd's, One Lime Street, London, EC3M 7HA. Both the Society of Lloyd's and Underwriters at Lloyd's are authorised and regulated by the Financial Conduct Authority.

Duration of this insurance

The period of insurance will be for 12 months and will be shown in the Schedule of Cover.

Cancellation Rights

You have the right to cancel this insurance at any time. This insurance has a cooling off period of 14 days' from either the date you receive your insurance documentation or the start of the period of insurance. Providing you have not made any claims we will refund the premium in full but not any credit card fees paid. You can cancel this insurance outside the cooling off period by giving us 14 days' notice, providing no claims have been made or reported during the period of insurance we will return a proportion of your premium paid on a pro rata basis, less an administration charge of £20. No return of premium will be given if under £20 or if any claims have been reported or paid during the period of insurance. We can cancel this insurance by giving you 14 days' notice in writing to your last known postal address.

How to make a claim under this insurance

When you first insure with Just Landlords you will be provided with comprehensive details of how to make a claim under any of our policies, this will be contained within the relevant policy wording. When you become aware of any incident that may give rise to a claim you should contact Just Landlords claims department as soon as possible. You will be required to complete a claim form, this can be done on our website www.justlandlords.co.uk by submitting an electronic claim form or by downloading a claim form to email or post back to us.

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, the handling of a claim or wish to make a complaint you should, in the first instance, contact Just Landlords at Communications House, 26 York Street, London, W1U 6PZ, Tel: Freephone 0800 168 9220 or 0044 203 818 8430 outside UK, Email: enquiries@justlandlords.co.uk or complaints@justlandlords.co.uk

In the event you remain dissatisfied you can refer the matter to the Complaints Team at Lloyd's. The contact details are: Fidentia House, Walter Burke Way, Chatham Maritime, Chatham, ME4 4RN. Tel: 0207 327 5693 Fax: 0207 327 5225 Email: complaints@lloyds.com Website: www.lloyds.com/complaints

Complaints that cannot be resolved by the Complaints Team at Lloyd's may be referred to the Financial Ombudsman Service. Further details will be provided at the appropriate stage of the complaints process. The complaints procedure is without prejudice to your right to take legal proceedings.

The Law Applicable to this Insurance

This policy is subject to the laws of the United Kingdom and disputes in connection with this policy will be subject to Courts within the United Kingdom.

Your Total Peace of Mind

Lloyd's insurers and Just Landlords are covered by the Financial Services Compensation Scheme. You may be entitled to compensation from the Scheme if a Lloyd's insurer and Just Landlords is unable to meet its obligations to you under this contract. If you were entitled to compensation under the Scheme, the level and extent of the compensation would depend on the nature of the contract. Further information about the Scheme is available from the Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St. Botolph Street, London EC3A 7QU, by telephoning 0800 678 1100 and on their website www.fscs.org.uk



The Cover Available

We will insure only those sections you request and we agree to insure.

Buildings are defined as: the main structure of the property and its permanently fitted fixtures and fittings, its domestic outbuildings and private garage(s), terraces, patios, paths, drives, walls, gates, fences, hedges, lampposts, railings, tennis courts, permanently installed swimming pools, hot tubs and jacuzzi's, permanently fitted central heating/ fuel tanks, septic tanks, cesspits, permanently fitted solar panels and permanently fitted flooring, but not carpets.

Contents are defined as: household goods within the premises, which you own or are legally liable for, radio and television aerials, satellite dishes, satellite television receiving equipment, their fittings and masts which are attached to the property, items in outbuildings, garages or sheds, metered water, domestic oil in a fixed oil tank and carpets but not permanently fitted flooring.

Key Benefits

Buildings and Contents are covered for loss or damage directly caused by:-

- Fire, Lightning, Earthquake or Explosion
- Storm, Flood or Weight of Snow
- Escape of water from any fixed appliance, pipe or tank
- Escape of Oil from any fixed appliance, pipe or tank
- Theft or Attempted Theft
- Riot
- Malicious Damage or Terrorism
- Malicious Damage caused by your tenant(s)
- Collision with the property by aircraft, animals or vehicles
- Falling Trees or Branches, Lampposts or Telegraph Poles
- Breakage or Collapse of satellite television receiving equipment or television and radio aerials
- Subsidence, Landslip or Heave of the site on which the buildings stand

Buildings cover also includes:-

- Full accidental damage cover as standard
- Theft or attempted theft by your tenant(s)
- Landlords contents up to £5,000 for carpets, curtains, blinds and white goods
- Accidental damage to any underground water or gas main, sewer or drain pipe or underground electricity or telephone cable
- Loss of rent or alternative accommodation up to £1,000 000
- Trace and access cover for the costs you may incur in locating the source of any leak of water or oil escaping from any fixed tanks, apparatus or pipes and the necessary and reasonable costs you may incur in re-instating the property back to its original condition up to 10% of the building sum insured
- Unauthorised alteration cover for the costs you may incur in reinstating the premises back to its original condition immediately prior to the current rental period if your tenant(s) alters or changes the structure of the property without your knowledge or consent including when being used as a drugs factory up to 10% of the building sum insured
- Removal of debris, demolition, shoring or propping up, architects, surveyors, structural engineers or legal fees and the fees to comply with any Government or local authority requirement
- Replacement locks cover for the costs of replacing locks following loss or theft of keys
- Landscaped gardens cover for the costs of repairing gardens damaged by the emergency services or an insured event
- Fire extinguisher cover for the costs of replacing or refilling extinguishers following an insured loss
- Unauthorised use of services cover for the costs of utility bills following unauthorised occupation of the premises
- Emergency access cover for the costs of repairing damage caused following emergency access to the premises
- Closed circuit TV cover for the costs of accidental damage to closed circuit TV
- Nest removal cover for the cost for professional contractors to trace and remove bird, animal or insect nests
- Fly tipping and abandoned contents for costs of removing or repairing damage caused by illegally dumped items or abandoned contents by tenant(s)
- Buyers benefit anyone buying the premises will benefit from the buildings section of this insurance until the sale is completed or insurance ends
- Index linking to protect you against inflation
- Your legal liability as owner of the property (Property Owners Liability) up to £5,000,000 for any amounts you become legally liable to pay for any one accident or series of accidents arising out of any one event - this cover also extends to provide cover under the Defective Premises Act 1972
- Your legal liability if you are or had been the occupier of the property (Legal Liability as Occupier or Landlord) up to £5,000,000 for any amounts you become legally liable to pay for any one accident or series of accidents arising out of any one event

Contents cover also includes:-

- Full accidental damage cover as standard
- Theft or attempted theft by your tenant(s)
- Loss of rent / alternative accommodation up to 20% of the contents sum insured
- Your legal liability for accidents to domestic staff up to £10,000,000 for any amounts you become legally liable to pay for any one accident or series of accidents arising out of any one event
- Your legal liability if you are or had been the occupier of the property (Legal Liability as Occupier or Landlord) up to £5,000,000 for any amounts you become legally liable to pay for any one accident or series of accidents arising out of any one event

Significant Exclusions that Apply to the Whole of this Insurance

- Loss or damage caused directly or indirectly by radioactive contamination and nuclear assemblies
- 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
- 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
- Loss, damage or liability caused by Biological or Chemical contamination arising from terrorism or steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived act of terrorism

Policy Excess

Standard excess £50

Asylum Seekers Let standard excess £100

Subsidence, Landslip or Heave excess £1,000

Excess amounts that apply to your policy can be found in your Schedule of Cover