

# Residential Short Term Unoccupied Insurance

## Insurance Product Information Document



### Arranged by: Commercial Express Quotes Limited Product: Residential STU

Commercial Express Quotes Limited act as an agent on behalf of Canopus Managing Agents Limited, Syndicate 4444 at Lloyd's. Commercial Express Quotes Limited is registered in England and Wales and authorised and regulated by the Financial Conduct Authority. Firm Reference Number: 311067.

### Underwritten by: Canopus Managing Agents Limited, Syndicate 4444 at Lloyd's

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This document is a summary of insurance cover and restrictions found in the policy. It is not personalised to your individual selections and does not provide a complete representation of all the provisions of your policy. Please refer to your policy wording, including the schedule, for full details of your cover and the terms and conditions.

### What is this type of insurance?

This policy provides cover for buildings and contents for the insured events caused by fire, lightning, explosion, earthquake, aircraft and other flying devices or items dropped from them, storm, flood or weight of snow, collision by any vehicle or animal, breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts, fallings trees, telegraph poles or lampposts and subsidence. You are covered for Property Owners Liability.



### What is insured?

#### Buildings:

#### Following damage we will pay for:

- ✓ The full cost of repair
- ✓ Expenses you have to pay agreed by insurers for, architects, surveyors, consulting engineers and legal fees.
- ✓ The cost of removing debris and making the building safe again.
- ✓ Costs you must pay in order to comply with any government or local authority requirements.
- ✓ Repairs up to £1,000 caused by emergency services.
- ✓ Up to £5,000 for unauthorised use of electricity, gas or water.
- ✓ Up to £2,500 for metered water if caused by an insured peril up to £5,000 for any one period of insurance.

#### Property Owners Liability

- ✓ Following damage for bodily injury or damage to property caused by an accident happening at the premises up to the limit specified in the schedule.

#### Contents (if selected):

At our option repair, replace or pay for contents covered under this section up to the limit specified in the schedule.



### What is not insured?

#### We will not pay for:

- ✗ Radioactive contamination and nuclear assemblies
- ✗ War
- ✗ Cyber and data
- ✗ Communicable disease
- ✗ Existing and deliberate damage occurring before the policy or caused deliberately by you or your representatives.
- ✗ Terrorism
- ✗ Loss or damage due to contamination and pollution.
- ✗ Loss or damage due to mold, mildew, fungus, spores or other micro-organism of any type.
- ✗ Damage or liability arising from contractors.
- ✗ Any reduction in value of the property following repair or replacement paid under this insurance.
- ✗ Faulty workmanship.
- ✗ Wear and tear.
- ✗ Damage caused by pets, insects or vermin.
- ✗ A claim or policy coverage for a policy that breaches any sanction or imposed laws/regulations.
- ✗ Bodily injury for you or your employees.
- ✗ Bodily injury from communicable disease, criminal or violent acts to another person.
- ✗ Liability arising from motorised vehicles, aircraft/watercraft or any animal.
- ✗ Pollution and contamination other than that deemed to be sudden, identified and unforeseen subject to us being notified with 30 days.



### Are there any restrictions on cover?

- ! Additional endorsements may apply to your policy, these will be shown in your schedule.
- ! If buildings are subject to an existing contract or order of demolition cover is restricted to costs of removal of debris only.
- ! The excess (which is the amount you must pay towards a claim) the following excesses apply to each and every claim. Subsidence, landslip or heave £1,000 and £500 in respect of buildings, contents and property owners' liability unless otherwise stated on your schedule.
- ! If your buildings or contents are underinsured, we will only pay a proportion of the claim.
- ! If your buildings were not in a good state of repair immediately before the damage we will subtract an amount for wear and tear or betterment from the cost of any replacement or repair
- ! Failure to meet your obligations/general conditions could result in a claim being rejected, a reduction in the amount we pay or the cancellation of your policy



### Where am I covered?

- ✓ At the premises you are insuring in the United Kingdom.



### What are my obligations?

- At the beginning of the period of insurance or when making changes to your policy, you must give accurate and complete answers to any questions you are asked relating to the insurance. It is important that you review your policy periodically to ensure that the cover remains adequate and notify your broker without delay if any updates are required.
- You or a representative must visit the premises for internal/external inspections at least once every 14 days and keep record of said inspections. Any defects revealed by such inspections are remedied as soon as reasonably practicable.
- If unauthorised entry or attempt is detected you must as soon as reasonably practicable inform your broker.
- All gas, water and electricity mains supplies must be kept disconnected other than those for security and fire protection.
- All loose or moveable combustible items or materials other than contents and fixtures and fittings must be removed from the property and cleared from the premises. Waste/refuse must be removed from the property and cleared at least once every two weeks from the premises.
- You must ensure that all final exit / entry doors are fitted with a mortice deadlock which has five or more levers and conforms to BS3621 specification for thief resistant locks. All ground floor windows and / or accessible windows should be fitted with key operated locks with the keys removed from the Premises when in operation..
- Tanks containing fuel or other flammable liquids must be drained and purged within 14 days of the property becoming unoccupied.
- You must as soon as reasonably practicable inform your broker of any change to the occupancy of the property from that last disclosed to us or if the property becomes illegally occupied.
- You must tell your broker before you start any work to the buildings outside of renovations or if there are any changes from those already disclosed to us.
- Should the property be undergoing structural works then it is a condition of this policy that all doors and windows be sealed against illegal entry with shutters or are boarded up.
- You must as soon as reasonably practicable inform your broker if the property is to be demolished or if the property becomes subject to a compulsory purchase order.
- To make a claim you must call our dedicated claims management team on the telephone number and comply with the conditions confirmed under the claims conditions applicable to the whole of this insurance section in the policy wording. It is your responsibility to prove any loss and you must provide us with evidence of the value or age (or both) for all items involved in a claim.



### When and how do I pay?

- Your broker will advise you of the full details of when and the options by which you can pay.



### When does the cover start and end?

- This insurance cover is a short-term policy for a 3, 6 or 9 month period (whichever period you have chosen). The start date and end date of the cover are specified in your policy schedule.



### How do I cancel the contract?

- You can cancel this policy by writing to your broker. If you cancel this policy within 14 days of the date you receive the policy or the start of the period of insurance whichever is later, then provided you have not made a claim you will be entitled to a refund.
- If you cancel outside of the 14 days period as stated above, we will refund no premium.