

NBS Underwriting Mid-Net Home & Contents (Non-Standard) Policy

Insurance Product Information Document



Your policy is administered by NBS Underwriting and underwritten by HCC International Insurance Company plc (HCCII) trading as Tokio Marine HCC, The St Botolph Building, 138-139 Houndsditch, London, EC3A 7BT

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This document contains some important facts about NBS Mid-Net Worth Home & Contents (Non-Standard) Policy. It is only a summary of cover to help assist you in making an informed purchase decision. 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?

NBS Mid-Net Worth Home & Contents (Non-Standard) Policy provides cover to reinstate your home to its original condition and replace your contents on a like for like basis. This includes walls, roof, permanent fixtures and fittings, drives, footpaths and domestic outbuildings and garages.



What is insured?

- ✓ Your buildings are insured including the domestic outbuildings, walls, fences, gates, hedges, alarm systems, driveways, paths, steps, terraces, patios, swimming pools, hot tubs, ponds, fountains, tennis courts, solar panels and associated power-generating equipment, wind turbines, fixed service tanks and underground services.
- ✓ All risks cover for any one claim up to the sum insured shown in the schedule of insurance. This includes all the major perils such as fire, theft, escape of water and storm.
- ✓ Alternative Accommodation cover up to 20% of your Buildings or contents sum insured should your property become uninhabitable following an insured loss.
- ✓ Trace and Access cover within the home up to £5,000.
- ✓ Replacement locks and keys up to £1,000 in any one period of insurance.
- ✓ New purchases for contents, art and jewellery up to an additional 20% of the sum insured for up to 30 days.
- ✓ Contents up to £10,000 owned by dependent parents or grandparents residing in a nursing or residential care home or for dependants whilst at university, halls of residence or school.
- ✓ Fraudulent use of credit cards, bank or building society books up to £5,000
- ✓ Metered water, heating oil or gas up to £2,500
- ✓ Outdoor items up to £5,000

Liability

- ✓ Occupiers', personal and employers' liability including organised events up to £2M.
- ✓ Property owners' liability and Additional and acquired land up to £2M (only applicable where buildings are covered).
- ✓ Tenant's liability up to £2M.



What is not insured?

- ✗ Any storm or flood damage to fences and gates.
- ✗ Any subsidence damage to swimming pools, hot tubs, jacuzzis, spas, hard tennis courts, terraces, patios, drives, paths, walls, fences and gates, unless the home is damaged at the same time and by the same cause.
- ✗ Any damage caused by wear and tear, or any gradually operating cause.
- ✗ Any loss or damage caused by baths overflowing due to the taps being left on or the water left running.
- ✗ Any loss or damage caused by the failure or lack of appropriate grout and/or sealant.
- ✗ Any loss or damage caused by pets.
- ✗ Any liability arising from you owning or using any drones.



Are there any restrictions on cover?

- ! Please refer to your policy schedule for any excesses or endorsements that may apply.
- ! Cover is limited for unoccupied properties. Some insured events are not covered if the property has been unoccupied for more than 30 days in a row.



Where am I covered (Geographical Limits)?

- At your home and anywhere else in the world, as detailed in each section in the policy wording and schedule.



What are my obligations?

- Comply with the terms and conditions of the policy.
- Take simple precautions to prevent accidents and reduce the likelihood of loss or damage.
- You must provide your broker with full details of any building work over £25,000 due to take place at your home before the works begin.
- Tell your broker as soon as possible of any change in your circumstances, for example change in address or use of your home or plan to leave the home unfurnished or unoccupied.
- Notify us within 30 days (or 7 days in the case of injury, damage or loss of rent, by riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances, malicious persons or theft).
- In some cases, the insurer may apply an endorsement to the policy, setting out, for example, security requirements. It's really important that you follow any terms set out in endorsements, as if you don't, you may not be covered in the event of a claim. If any endorsements apply to you, these will be explained to you (or displayed on-line) before you buy, and will also be shown on the policy schedule that you will receive after you buy.



When and how do I pay?

Please speak to your insurance broker detailed on your policy schedule who will be able to confirm this information.



When does the cover start and end?

Your cover will take effect on the date stated in your policy schedule.



How do I cancel the contract?

To cancel your policy please contact your broker detailed on your policy schedule. Cancellations made within 14 days after the purchase of cover or the receipt of policy documents, whichever occurs later receive a full refund. After 14 days a pro-rata refund will be provided subject to an administration fee.