

NBS Underwriting Residential Let, Holiday Homes, Unoccupied 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

HCCII is registered in England and Wales (Company Reg No: 01575839) and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority (Firm Reference Number 202655).

NBS Underwriting is a trading name of NBS Underwriting Limited, which is registered in England and Wales and authorised and regulated by the Financial Conduct Authority. Firm Reference Number 590034.

This document contains some important facts about NBS Residential Let, Holiday Homes, Unoccupied 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 Residential Let, Holiday Homes, Unoccupied Policy provides cover for the cost of repairing or replacing damage to your let property.



What is insured?

- ✓ Buildings Loss of and/or damage to buildings by fire, smoke, vandalism, storm, flood, theft, water leaks, subsidence and malicious damage caused by tenants.
- ✓ Contents Loss of and/or damage to contents by fire, smoke, vandalism, storm, flood, theft, water leaks and subsidence.
- ✓ Loss or damage to your buildings caused by events such as fire, storm or flood, escape of water, theft or attempted theft, impact, malicious acts or vandalism and subsidence.
- ✓ Accidental breakage of fixed glass and sanitary fixtures forming part of the buildings including double glazing, solar panels, shower screens and baths.
- ✓ Accidental damage to the contents in the property such as spillages, dropped items and accidental collision.
- ✓ Costs you have to pay up to £250 for replacing locks to safes, alarms and outside doors in the home following theft or loss of your keys.
- ✓ Up to £750 in any one period of insurance for increased domestic water charges for any one claim, following a leak.
- ✓ Property Owners Liability and Liability for Domestic Employees Cover for legal liability for accidental death, bodily injury, illness or disease to members of the public and domestic employees.
- ✓ Loss of rent as a landlord should your property become uninhabitable following an insured loss up to the amount shown in your policy schedule
- ✓ Up to £2,000,000 legal liability to the public.



What is not insured?

- ✗ Any damage caused by wear and tear, or any gradually operating cause.
- ✗ Any loss or damage to drones and liability arising from owning or using any drones.
- ✗ Any loss or damage caused by pets.
- ✗ Any loss or theft not reported to the police within 24 hours of discovery.
- ✗ The cost of repairing the source of the water escape, relating to tracing and accessing leaks, unless the cause is covered elsewhere in the policy.
- ✗ 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.



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.
- ! We will not pay the cost of replacing or repairing any undamaged parts of the buildings which form part of a pair, set or suite or part of a common design or function, where the loss or damage is restricted to a clearly identifiable area or to a specific part.



Where am I covered (Geographical Limits)?

- United Kingdom (England, Scotland, Wales, Northern Ireland, the Isle of Man and the Channel Islands).
- If you have extended your cover to include personal items, these are covered anywhere in the world.



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;
- 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 of any incident likely to give rise to a claim (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.