



Key features

Home ownership made easier by Legal & General



About Legal & General

The Legal & General Group, established in 1836, is one of the UK's leading financial services companies.

Legal & General Insurance Limited is authorised and regulated by the Financial Services Authority for insurance business.

We are entered on their register under number 202050. You can check this at www.fsa.gov.uk/register or telephone them on 0845 606 1234.

This contract is governed by the law of England and Wales. We will communicate in English throughout the course of this contract.

Policy Summary

This policy is designed to offer protection for your buy to let property and its contents and this summary is only a brief guide to the cover provided. The full terms, conditions and exceptions are given in the policy booklet, which you will receive when your cover starts or is available beforehand on request.

This insurance is provided by Legal & General Insurance Limited, except for home emergency cover, which is provided by Inter Partner Assistance SA.

Buildings

For full details of what is covered under our buildings insurance, please refer to Section 1 of the Policy Booklet.

Standard Option

As long as the property meets certain criteria, we automatically provide cover under our Standard Option up to a limit of £800,000 rebuilding cost, which is more than adequate for most properties.

The property must:

- be a house or bungalow (not a flat or maisonette);
- be built of brick, brick with timber frame (post 1960), stone or concrete with a slate, tile, concrete, metal or asphalt roof;
- be built after 1849; and
- not have more than five bedrooms.

Select Option

If the property does not meet all of the above criteria or the limit of £800,000 is not suitable, cover can be arranged for a specified rebuilding cost under our Select Option.

Inflation protection

If you choose to insure under our Select Option for a specified rebuilding cost, your sum insured will be automatically adjusted to keep pace with inflation.

What is covered

We will insure the property against loss or damage from many causes including, but not limited to:

- fire, smoke, explosion, lightning or earthquake;
- malicious acts or vandalism;
- storm or flood;
- subsidence, heave or landslip;
- escape of water;
- leakage of oil; and
- falling trees.

In addition we will automatically include:

- Your legal liability as owner of the buildings for causing injury to others or for damage to their property. The maximum amount payable for any one claim is £2,000,000.
- Accidental damage to underground pipes and cables serving the building.
- Accidental breakage of fixed glass and fixed sanitaryware.
- Loss of rent receivable up to £50,000 following damage caused by an insured event.
- The costs of making good gardens damaged by the fire brigade whilst fighting a fire.
- Home emergency cover, which provides you with protection up to £150 for call out charges, labour, parts and materials if an emergency happens.
- The costs of tracing the source of water or oil leak and repairing walls, floors and ceilings damaged during these investigations, up to £5,000.

Optional extended accidental damage cover

For an additional premium, you can extend your buildings cover to include accidental damage, such as banging a nail through a pipe or putting your foot through the ceiling whilst you are in the loft.

What isn't covered

As with all insurance policies there are certain things our insurance does not cover such as:

- The first £100 of each and every claim or in the event of escape of water, the first £250, or in the case of subsidence, heave or landslip, the first £1,000.
- Damage to fences, gates and hedges caused by storm or flood.
- Malicious acts and theft caused by tenants.
- Routine day-to-day maintenance.
- Loss or damage caused by escape of water if the property is unoccupied for more than 40 consecutive days.
- Loss or damage caused by malicious acts or vandalism, theft or attempted theft, leakage of oil or accidental breakage of fixed glass or fixed sanitaryware if the property is unoccupied for more than 90 consecutive days. Additionally, if the property is unoccupied for between 40 and 90 days an excess of £500 applies to these perils.

Contents

For full details of what is covered under our contents insurance, please refer to Section 2 of the Policy Booklet.

Contents cover is not available without buildings, except in circumstances where the buildings insurance is tied to another insurer, such as in the case of a leasehold flat.

What is covered

Cover is provided on a new for old basis for your contents in the property, including household goods, furniture, furnishings, fixtures and fittings, against loss or damage from many causes, including but not limited to:

- fire, smoke, explosion, lightning or earthquake;
- malicious acts or vandalism;
- storm or flood;
- escape of water;
- leakage of oil; and
- falling trees and branches.

In addition we will automatically include:

- Up to £250 for replacement locks and keys if keys are stolen.
- Up to 5% of the contents sum insured for contents in outbuildings.
- Your sum insured will be automatically adjusted to keep pace with inflation.
- Your legal liability as the landlord of the home for causing injury to others or for damage to their property. The maximum amount payable for any one claim is £2 million.

Optional extended accidental damage cover

For additional premium, you can extend your contents cover to include accidental damage, such as spilt coffee on your carpet.

What isn't covered

As with all insurance policies there are certain things our insurance does not cover such as:

- The first £100 of each claim, or in the event of escape of water, the first £250.

- Property belonging to or the responsibility of the tenant.
- High risk property such as TVs, pictures, works of art and clocks.
- Malicious acts and theft caused by tenants.
- Loss or damage caused by escape of water if the property is unoccupied for more than 40 consecutive days.
- Loss or damage caused by malicious acts or vandalism, theft or attempted theft and leakage of oil if the property is unoccupied for more than 90 consecutive days. Additionally, if the property is unoccupied for between 40 and 90 days an excess of £500 applies to these perils.

Additional voluntary excesses

If you wish, you can reduce your buildings and contents premiums by agreeing to pay the first £50, £100, £150, £200 or £250 of each claim, in addition to the standard policy excess of £100 or £250 for claims for escape of water. There is a minimum excess of £1,000 on claims for subsidence on buildings insurance.

Legal Expenses and Rent Guarantee

For full details of what is covered under our legal expenses and rent guarantee insurance, please refer to Section 3 of the Policy Booklet.

If you insure your buildings or contents, you can also take out extra cover for legal expenses and rent guarantee.

In order to qualify for rent guarantee cover the following conditions will apply:

- The tenant must be 18 or over.
- The monthly rent must not exceed £2,000.
- The landlord or managing agent must:
 - Not allow a tenant to enter into possession of the home unless a tenancy agreement has been completed and signed by all parties.
 - Ensure that all necessary pre-grant notices are served to the tenant prior to granting the tenancy.
 - Obtain satisfactory credit references, including verification of employer's reference and previous landlord's reference, before granting the tenancy.
 - Not enter into a tenancy agreement with a student or a tenant who is in receipt of Housing or DWP benefit, unless a person who complies with the

point above acts as a guarantor and is assigned to the tenancy agreement.

- Not allow any tenant into occupation unless the first month's rent and deposit have been paid.

- Prepare a detailed inventory of the contents and condition of the home.

What is covered

Legal Expenses

- Cover is provided for irrecoverable costs and fees to pursue or defend claims involving breach of tenancy agreement.

Rent Guarantee

- Cover is provided for unpaid rent in excess of one month up to 12 months or until vacant possession is gained, whichever happens first; and
- Once vacant possession is obtained and the property is in a suitable condition to be re-let, benefit will continue to be paid at a rate of 50% of the monthly rent for a further three months or until such a time as the property is re-let, whichever happens first.

The maximum amount payable for legal expenses and rent guarantee in total in any one year is £50,000.

What isn't covered

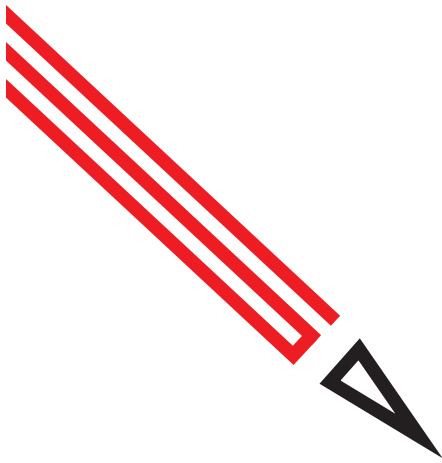
As with all insurance policies there are certain things that are not covered such as:

Benefit will not be paid for legal expenses where:

- There are insufficient prospects of success.
- The amount in dispute is less than £250.
- The insured event commenced before the start date of the cover or where the policyholder had reason to know that the event was likely to occur when taking out the cover.

Benefit will not be paid for rent guarantee for:

- Any claim which would be excluded under the legal expenses cover.
- Any claim where there are insufficient prospects of success to gain vacant possession of the property and/or recover any unpaid monthly rent.
- Claims notified more than 31 days after the insured event.
- Periods when the property is not available for re-letting once vacant possession is obtained.
- Periods when the property is advertised for sale or is the subject of a contract for sale.



Duration of the contract

This is an annually renewable contract.

If you need to make a claim

If you need to make a claim, please call 0370 900 5565*.

For legal expenses and rent guarantee (if you have chosen this cover) please call 0370 050 1576*.

If you change your mind

If you decide that you do not want this policy, we will refund any premium already paid for the unexpired period of cover, provided that you notify us no later than 14 days after the start date of your cover, or after you receive your policy, whichever is later.

If you exercise your right to cancel outside the 14 day period, you will only receive a refund for the unexpired period of cover if you have not made a claim since the start of the policy.

How to cancel your policy

To cancel your policy, please call Legal & General on 0370 900 3110*.

* Call charges will vary. We may record and monitor calls.

Complaints procedure

If you have a complaint

Please contact:

The Customer Relations Manager,
Legal & General Insurance Limited,
The Podium,
Centre City House,
5 Hill Street,
Birmingham
B5 4US.

If you remain dissatisfied, you can complain to:

Financial Ombudsman Service,
South Quay Plaza,
183 Marsh Wall,
London,
E14 9SR.

Telephone number 0845 080 1800.

Email: [complaint.info@](mailto:complaint.info@financial-ombudsman.org.uk)

financial-ombudsman.org.uk

Website:

www.financial-ombudsman.org.uk

Making a complaint will not affect your legal rights.

Financial Services Compensation Scheme

You may be entitled to compensation if we cannot meet our obligations due to insolvency. The Financial Services Compensation Scheme (FSCS) may arrange to transfer your policy to another insurer, provide a new policy or, if this is not possible, provide compensation. Until 31 December 2009, the first £2,000 of a valid claim is protected in full. Above this amount, FSCS covers payment to 90% of the value of the claim. There is no upper financial limit on the claim. From 1st January 2010, the FSCS will cover all claims to 90% of their value. The first £2,000 of the claim will no longer be protected in full. There is no upper financial limit on the claim.

You can get more information from:

Financial Services Compensation Scheme,
7th Floor, Lloyds Chambers,
1 Portsoken Street,
London,
E1 8BN.

Telephone number 020 7892 7300

Email: enquiries@fscs.org.uk

Website: www.fscs.org.uk

Legal & General Insurance Limited.
Registered in England No. 00423930
Registered office: One Coleman Street, London EC2R 5AA.

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www.legalandgeneral.com

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