

# Simple Landlords Excess Protection Insurance

## Insurance Product Information Document

**Company:** URIS Group Limited

**Product:** Excess Protection Insurance

*URIS Group Limited is authorised and regulated by the Financial Conduct Authority. Registration Number 307332.*

*This insurance is underwritten by UK General Insurance Limited on behalf of Watford Insurance Company Europe Limited who is authorised and regulated by the Gibraltar Financial Services Commission under incorporation number 112869. UK General Insurance Limited is authorised and regulated by the Financial Conduct Authority. Registration Number 310101.*

Simple Landlords is a trading name of Swinton Group Limited, registered in England No. 756681. Registered office, Embankment West Tower, 101 Cathedral Approach, Salford, M3 7FB United Kingdom. Authorised and Regulated by the Financial Conduct Authority under firm reference number 309599. You can check this by visiting the FCA's website [fca.org.uk](http://fca.org.uk)

The information provided in this document is a summary of the key features and exclusions of the policy and does not form part of the contract between us. Complete pre-contract and contractual information about the product can be found in the policy wording provided by your insurance broker.

### What is this type of Insurance?

This is an Excess Protection insurance policy which during the period of cover in the event of valid landlord insurance claim(s) will pay the excess payable.



#### What is Insured?

- ✓ In the event of a valid landlord insurance claim we will pay the excess payable under that claim, for the below events, up to a maximum listed on your policy schedule during the period of cover.
- ✓ The excess payable, in the event you are unable to recover your excess from a 3rd party.



#### What is not Insured?

- ✗ Claims when the amount claimed on your landlord insurance policy does not exceed the excess amount.
- ✗ More than one claim for escape of water, subsidence, heave or landslip in any one period of insurance.
- ✗ Any claim where the excess has been waived or where a third party has reimbursed you or made good any loss or damage in respect of which you have or would otherwise have claimed against your landlord insurance policy.
- ✗ Any claim under the landlord's insurance policy which occurred prior to the period of insurance or where you were aware that a claim was pending.



#### Are there any restrictions on cover?

- ! The maximum claim limit specified on your policy schedule during the period of cover.



#### Where am I covered?

- ✓ UK, Channel Islands and Isle of Man.



## What are my obligations?

- At the start of the contract the information you provide must be true and complete to the best of your knowledge and belief and you must tell us if anything changes later.
- You must provide complete and accurate answers to any questions asked.
- You must pay the premium on time.
- If you need to make a claim you must inform us as soon as possible and follow the claims procedure and provide, at your own expense, all the information requested.
- You must not act in a fraudulent way or make a claim for any loss or damage that you caused deliberately or was caused with your knowledge.
- You must, at our cost, help us to take legal action against anyone or help us defend any legal action if we ask you to.



## When and how do I pay?

- You can usually pay your premium as a one-off payment or in monthly instalments. You will need to contact your insurance broker for full details.



## When does the cover start and end?

This policy will run concurrently with your landlord insurance policy for a maximum of 12 months from the start date shown on your schedule, unless it is cancelled by us or you before then. If your landlord insurance policy is cancelled all cover under this policy will also end.

Before the end date we'll write to you to let you know whether we can offer to renew your policy for another year. Provided we offer renewal, your policy will renew automatically unless you tell us otherwise.



## How do I cancel the contract?

If you decide to cancel your Landlord Excess Protection policy, you must contact your insurance broker.

### Your right to cancel in the cooling off period

If this is within the first 14 days from the day of purchase or the day on which you receive your policy documentation, whichever is the later ('cooling off period'), you will be entitled to a full refund of the premium as long as you have not made a claim and do not intend to make a claim on the policy.

### Your right to cancel after the cooling off period

After the first 14 days no refund of premium will be payable.