

This is a summary of the cover available under the Plum Home Ltd Policy. It does not include all the policy benefits, limits and exclusions. Full terms and conditions can be found on your policy booklet (and accompanying schedule of insurance) that will be issued to you if you decide to take a Landlord Let Policy. **You should read this document carefully and immediately upon receipt of it** and, if you have any queries you should raise them with your insurance advisor. English Law will apply to the contract of insurance.

NAME OF INSURER

Your insurance contract will be made with certain underwriters at Lloyd's of London who have delegated authority for the administration of your policy to ABACUS under a scheme managed by Plum Underwriting Ltd.

TYPE OF INSURANCE AND COVER

This policy covers property insurance of let properties.

This insurance provides cover for landlord's buildings and landlord's contents. Accidental damage cover is available as an option for buildings only. Property owner's liability cover also is included. Please refer to your policy schedule for your selected cover. Please contact your insurance advisor if you would like a copy of the policy wording.

The maximum amount that your insurer will pay is the sum insured shown within your policy wording or policy schedule. **It is important that the sum insured shown represents the full value of re-building/replacement of your property.**

SIGNIFICANT FEATURES AND BENEFITS

Buildings Standard Cover

The cost of repairing or rebuilding the property following loss or damage to your house by the following specific perils:

- Fire, lightning and explosion
- Riot, civil commotion, strikes, locked-out workers or malicious people
- Malicious damage by tenant
- Theft or attempted theft
- Earthquake
- Impact by aircraft, road vehicles or animals (not pets), falling of trees, branches, telegraph poles, lamp-posts, falling aerials or satellite dishes
- Storm, flood, escape of water or oil
- Subsidence, heave or landslip
- Accidental breakage of sanitary fittings
- Accidental breakage to underground services which extend from your home to the public mains
- Loss of rent up to a maximum of 20% of the building sum insured following the action of a peril insured by this policy or at your choice reasonable additional expenses of comparable alternative accommodation.
- Communal content (of common parts and being owned by You as landlord) up to a maximum of £5,000
- Property Owners legal liability

Contents Cover

The cost of repairing, or where applicable the new for old replacement of landlords' contents in the property following loss or damage by the following specific perils:

- Fire, lightning and explosion
- Riot, civil commotion, strikes, locked-out workers or malicious people (Not by tenants)
- Theft or attempted theft
- Earthquake
- Impact by aircraft, road vehicles or animals (not pets), falling of trees, branches, telegraph poles, lamp-posts.
- Storm, flood, escape of water or oil
- Subsidence, heave or landslip

Legal Liability to the Public

Any amount which you are legally liable to pay as damages for bodily or damage to property, plus your defence costs and expenses arising as owner of the property up to £2,000,000 for any one accident or series of accidents arising out of one event or £2,000,000 in all for pollution or contamination.

SIGNIFICANT CONDITIONS

- You must tell us if the type of tenant in the property changes or if the property becomes unoccupied for more than 30 days
- You must tell us in advance if you are planning to carry out structural building work to the premises insured.
- If a part of the roof at the premises is flat, you must have this checked and maintained where necessary every 5 years.
- Where a single flat is the subject matter of this insurance policy, insurer's liability for loss or damage to the common parts of the building which the insured flat forms part of, is limited to the percentage that said flat bears to the total number of flats forming the building. In any event, insurer's maximum liability will not exceed the sum insured stated.

SIGNIFICANT OR UNUSUAL GENERAL POLICY EXCLUSIONS

- Any loss or damage caused by cooking in rooms other than rooms that are fitted and designed as kitchens
- Any loss caused by wear and tear or any gradually operating cause
- Employers liability is not covered

SIGNIFICANT OR UNUSUAL EXCLUSIONS RELATING TO BUILDINGS

- Theft or attempted theft unless violent or forcible entry or exit occurs
- Damage to gates and fences due to falling trees, telegraph poles or lamp-posts
- Subsidence or heave damage to domestic fixed fuel-oil tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the property was damaged at the same time by the same cause
- Theft or attempted theft for loss or damage which your lodgers or tenants have caused, allowed, chosen to overlook or not reported to the police

SIGNIFICANT OR UNUSUAL EXCLUSIONS RELATING TO CONTENTS

- Theft or attempted theft unless violent or forcible entry or exit occurs
- Malicious damage by tenant
- Theft or attempted theft for loss or damage which your lodgers or tenants have caused, allowed, chosen to overlook or not reported to the police
- Electrical goods, jewellery, furs, gold and silver including plated articles
- For loss or damage whilst the buildings are undergoing any structural repairs, alterations or extensions.

SIGNIFICANT OR UNUSUAL EXCLUSIONS RELATING TO ACCIDENTAL DAMAGE EXTENSION

- Wear, tear and depreciation or any other gradually operating cause
- Infestation, corrosion, damp, wet or dry rot, mould or frost
- For loss or damage while the home is being altered, repaired, cleaned, maintained or extended
- For any damage to swimming pools, tennis courts, drives, patios and terraces, walls, gates, and fences, fuel tanks, piers, jetties, bridges and culverts

COVER APPLICABLE SHOULD YOUR PROPERTY BECOME VACANT DURING THE POLICY PERIOD

The property will be considered vacant if either the property does not have sufficient furnishings for normal use as a home, or the property has not been lived in for 30 consecutive days. Should the property become vacant during the policy period, the following restricted cover will apply:

Buildings & Contents

Insurers will only pay the cost of repairing or rebuilding the property insured following loss or damage by the following specific perils:

- Fire, lightning, explosion or earthquake
- Aircraft and other flying devices or items dropped from them
- Subsidence, heave or landslip (This is not covered if the property is unoccupied with the intention of being sold)
- Accidental breakage to underground services which extend from your home to the public mains
- Property owners legal liability

Notes Applicable to all vacant properties

- We should be advised as soon as the property becomes vacant
- No return premiums are allowable **UNLESS** you request cancellation of the policy. We can only cancel the policy from the date your advices are received.
- You or your agent must inspect the property at least once every 7 days.
- Property must be in good condition

POLICY EXCESS

- The subsidence excess applicable to this policy is £1,000 unless otherwise agreed and noted on your schedule.
- The policy excess applicable to all other sections is £100 subject to the type of tenant in your property. See your schedule for confirmation
- In the event that a property becomes vacant at inception or during the policy period, the all other section excess remains at £100
- The policy excess is increased to £250 in respect of loss or damage (resultant damage) to any flat roof areas
- The policy excess is increased to £250 in respect of loss or damage caused by escape of water (with effect from 8th April 2010).
- Excesses can vary depending on tenant types (refer to you insurance advisor for full details)

DURATION

This is an annually renewable policy.

CANCELLATION PROCEDURE

You have 14 days from receipt of your policy booklet to cancel the cover. We will refund your premium for the time that is left on your policy. We may make an additional administrative charge of £20 or 10% of the premium, whichever is the greater.

HOW TO MAKE A CLAIM

If you believe you have a claim under this insurance you should notify:

Plum Underwriting Claims Team, 3rd Floor, 90 St Vincent Street, Glasgow, G2 5UB.

Telephone: 0845 250 7003
Fax: 0845 250 7004
Email: claimsteam@plum-underwriting.com

COMPLAINTS PROCEDURE

Any complaint you may have should, in the first instance, be directed to your insurance advisor who will inform ABACUS immediately. In the event that you are not satisfied with the way in which the complaint has been handled, you should write to

ABACUS,
Compliance Director,
7th Floor Maitland House,
Warrior Square,
Southend on Sea,
Essex, SS1 2JN.

If you are still unhappy with any issue connected with the handling of your insurance policy or claim then you should direct your enquiry in writing to:

The Customer Liaison Officer
Plum Underwriting Ltd
145 Leadenhall Street
London, EC3V 4QT

In the event that you remain dissatisfied and wish to make a complaint you can do so at any time by referring the matter to the Complaints Department at Lloyd's. Their address is:

Policyholder & Market Assistance
Lloyd's
One Lime Street
London, EC3M 7HA
Telephone: 020 7327 5693
Fax No: 020 7327 5225
Email: Complaints@Lloyds.com

Complaints that cannot be resolved by the Cover Holder & Market Assistance may be referred to the Financial Ombudsman Service. Further details will be provided at the appropriate stage of the complaints process.

FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

Lloyd's insurers are covered by the Financial Services Compensation Scheme. You may be entitled to compensation from the Scheme if a Lloyd's insurer is unable to meet its obligations to you under this contract. If you were entitled to compensation under the Scheme, the level and extent of the compensation would depend on the nature of this contract.

Further information about the Scheme is available from the Financial Services Compensation Scheme (7th Floor, Lloyd's Chambers, Portoken Street, London, E1 8BN) and on their website: www.fscs.org.uk or on 020 7892 7300