

LANDLORDS LEGAL EXPENSES

INSURANCE PRODUCT INFORMATION DOCUMENT

Company: Property Guard

Property Guard is a trading name of Motorplus Limited, who are authorised and regulated in the UK by the Financial Conduct Authority – registered number 309657

Product: Paymentshield Landlords Legal Expenses

This document provides a summary of the key information relating to this insurance policy. Complete pre-contractual and contractual information on the product is provided in the full policy documentation.

What is this type of insurance?

This Landlords Legal Expenses insurance provides cover for legal costs for a variety of insured events. The policy provides cover for the company, firm, partnership, management agent, association or individual which owns or is responsible for the property noted on the policy certificate which is let solely for domestic residential purposes. This product can be taken in conjunction with your Paymentshield Landlords Insurance policy.



What is insured?

The policy provides legal expenses protection for the events listed, up to a maximum liability of £100,000 in respect of any one claim.

The insurer will indemnify you against legal costs in relation to:

- ✓ Property legal disputes
- ✓ Repair and renovation disputes
- ✓ Health and safety prosecution
- ✓ HM Revenue & Customs investigations in relation to your tax affairs
- ✓ Rent recovery

This policy also provides:

- ✓ Cover for attendance expenses up to £100 per person per day, up to a maximum of £1,000 for any one claim
- ✓ Tenant Eviction cover, up to a maximum liability of £100,000, for legal costs incurred in evicting the tenant from the property. (If you have also opted to include Rent Protection with Tenant Eviction cover with your Paymentshield Landlords Insurance policy the maximum the policy will pay for tenant eviction combined is £100,000)



What is not insured?

- ✗ Any dispute arising within the first 60 days of the period of insurance if the tenancy agreement commenced before the inception date of this policy
- ✗ Any claim not notified to us within 60 days of the date of event
- ✗ Claims which did not occur during the period of insurance
- ✗ Claims for legal costs in relation to contracts of employment
- ✗ Claims for legal costs relating to any HMRC Investigations arising within the first 30 days of the first period of insurance unless it can be evidenced that you previously held comparable legal expenses cover with another insurer immediately prior to the inception date of this policy



Are there any restrictions on cover?

- ! There must be a 51% or greater chance that you will recover losses or damages (or obtain any other legal remedy that we have agreed to, including an enforcement of judgement), make successful defence or make a successful appeal or defence of any appeal in your pursuit of civil proceedings



Where am I covered?

- ✓ The United Kingdom



What are my obligations?

- You must provide full and accurate information to all questions asked. Your answers must be true to the best of your knowledge and belief
- A tenant reference must be carried out before the commencement of the tenancy agreement including:
 - A satisfactory credit check obtained from a licensed credit referencing company on the tenant or guarantor showing no County Court Judgements, in the immediate preceding three years, including no outstanding County Court Judgements and that neither are undischarged bankrupts
 - Copies of two forms of identification, one of which must be photographic
 - When the tenant is a student or DSS tenant a credit reference provided by a tenant reference company shows a pass rating for the tenant
- Any deposits must be properly protected in accordance with the relevant legislation
- Where applicable the appropriate statutory and contractual notices must be correctly issued and served on the tenant



When and how do I pay?

The date of payment(s), payment method and the full amount to pay for your policy will be shown on your policy documents. You can pay for your policy by credit card, debit card, annual Direct Debit or monthly Direct Debit.



When does the cover start and end?

The dates of cover will be specified in the policy documentation.



How do I cancel the contract?

- You can cancel your policy at any time by calling the policy administrator, Paymentsshield, on the number shown in the policy documentation or by writing to them at the address shown
- If having taken out a policy and after examining it, you decide not to continue with it you have a statutory right to cancel. During this cooling off period, which is detailed in your policy documentation, you can cancel the policy back to the start date without charge and with a full refund of any premiums already paid, unless you have made a claim during this period