

# LANDLORDS BUILDINGS & CONTENTS INSURANCE

## INSURANCE PRODUCT INFORMATION DOCUMENT

**Company: Royal & Sun Alliance Insurance Ltd.**

Registered in England and Wales, regulated by the Financial Conduct Authority and the Prudential Regulation Authority (202323).

**Product: Paymentshield Landlords Insurance**  
RSA/PS/020 and RSA/PS/004

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 insurance product provides financial protection from a variety of risks and events that your home and your possessions may be exposed to. The cover options available to you under this product are Buildings Insurance, Contents Insurance, Accidental Damage to Buildings and/or Contents cover. The cover you have chosen including your sum insured, limits and excesses can be found in your policy documentation.



#### What is insured?

##### Buildings

The Buildings section provides cover up to £300,000 for:

- ✓ Damage to your buildings by specific causes including fire, storm, flood, escape of water and subsidence
- ✓ Alternative accommodation and loss of rent up to 15% of the Buildings sum insured
- ✓ Property Owners' liability up to £2,000,000
- ✓ Accidental damage to locks and theft of keys to the external doors of your home up to £1,000
- ✓ Damage to your garden caused by the emergency services
- ✓ Loss of metered water up to £5,000
- ✓ Loss of metered electricity, gas or water arising from unauthorised use up to £1,000
- ✓ Emergency removal or lopping of trees up to £500

**Optional Buildings Accidental Damage** can be added to the buildings section to provide cover for visible damage which has not been caused on purpose or inevitably, such as putting your foot through the ceiling, up to the buildings sum insured.

##### Contents

If selected, the Contents section provides cover for:

- ✓ Loss or damage to your contents by specific causes including fire, storm, flood, escape of water and theft
- ✓ Theft from any private garage or outbuilding within 100m of the property up to £1,000
- ✓ Contents in the open grounds of the property up to £500
- ✓ Your contents in communal areas of which the insured property forms part are covered up to £5,000

**Optional Contents Accidental Damage** can be added to the contents section to provide cover for visible damage which has not been caused on purpose or inevitably, such as knocking over a vase, up to the contents sum insured.



#### What is not insured?

- X The costs of routine maintenance, or wear and tear
- X Certain perils apply where there is loss or damage if the property is unoccupied for more than 90 days in a row
- X Loss or damage caused by anyone lawfully in your property
- X Loss or damage caused by an evicted tenant
- X Loss or damage caused by a tenant carrying out illegal activities
- X Loss or damage to fences, hedges and gates caused by storm, flood or emergency removal or lopping of trees



## Are there any restrictions on cover?

- ! The most you can claim for any one item is £5,000
- ! The Buildings excess shown in your policy documents
- ! The Contents excess shown in your policy documents
- ! Subsidence excess for buildings cover is a minimum of £1,000
- ! Malicious damage or vandalism excess is a minimum of £250
- ! Escape of water or oil excess is a minimum of £250
- ! When the property is unoccupied between 45 – 90 days the minimum excess for escape of water or oil, riot or civil commotion, theft or attempted theft, malicious damage or vandalism is £500
- ! A receipt, original valuation or suitable proof of purchase at the point of claim is required for any item over £250



## Where am I covered?

- ✓ This insurance covers properties in the United Kingdom (England, Scotland, Wales and Northern Ireland). If selected, Personal possessions are covered in and away from the home all year round in the UK and anywhere else in the world for up to 60 days during the period of insurance



## What are my obligations?

- To supply us with information that, to the best of your knowledge is correct, in response to the questions asked when applying for, amending or renewing this insurance
- Pay the amounts shown in the policy documents for each period of insurance
- Comply with all the terms and conditions set out in the *Policy Booklet* and documentation
- You must tell us as soon as you are aware (and no more than 30 days later) of any change in your circumstances
- To make sure the sums insured you have chosen remains adequate for your insurance needs
- You must take all reasonable steps to avoid incurring liability and prevent loss or damage to everything which is covered by this insurance and to keep all the property insured in good condition and in good repair
- When making a claim, to provide all the information requested as set out in the *Policy Booklet*
- If you or your family are the victim of theft, riot, a malicious act or vandalism or lose something away from your home, tell the police as soon as possible upon discovery and ask for a crime reference number



## When and how do I pay?

Payments will be collected monthly by Direct Debit. The monthly amount to pay for your policy is shown in the policy documents.



## When does the cover start and end?

This policy is on a continuous monthly contract and will carry on until you notify us of your intention to cancel.



## How do I cancel the contract?

You can cancel your policy at any time by calling or writing to Paymentshield on the details shown in the policy documents. 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 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.