

Buildings & Contents Insurance



Insurance Product Information Document

Company: Plum Underwriting Ltd

Product: eLet Policy

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This Insurance Product Information Document provides a summary of the key information for this product. For full pre-contractual and contractual information, please refer to your policy documentation.

What is this type of insurance?

This insurance covers the buildings and/or landlords contents for physical loss or damage caused by specific events. Optional Covers are also available. Your policy documentation will confirm what cover you have chosen to include.



What is insured?

Buildings

- ✓ Physical loss or damage to your home (including garages and outbuildings) caused by fire, lightning, explosion, storm, flood, escape of water, escape of oil, theft/attempted theft, collision by any vehicle or animal, malicious acts, riot, subsidence/heave/landslip and falling trees
- ✓ Accidental damage to fixtures and fittings for example, fixed glass and double glazing, solar panels, ceramic hobs and sanitary ware
- ✓ Accidental damage to underground service pipes/tanks/cables
- ✓ Professional fees & expenses
- ✓ Loss of rent/alternative accommodation – Up to 20% of the buildings sum insured
- ✓ Replacement locks & keys – Up to £2,500
- ✓ Theft/attempted theft by tenants – Up to £5,000
- ✓ Home owners legal liability – Up to £2,000,000

Landlords Contents

- ✓ Physical loss or damage to the landlords contents caused by fire, lightning, explosion, storm, flood, escape of water, escape of oil, theft/attempted theft, collision by any vehicle or animal, malicious acts, riot, subsidence/heave/landslip and falling trees
- ✓ Replacement locks & keys – Up to £2,500
- ✓ Theft/attempted theft by tenants – Up to £5,000
- ✓ Accidental damage to televisions and other audio & visual equipment all situated within the home and which belong to you as landlord
- ✓ Property in the open – Up to £500
- ✓ Alternative accommodation – Up to 20% of the landlords contents sum insured
- ✓ Landlords contents in garages and outbuildings – Up to £500
- ✓ Occupiers legal liability – Up to £2,000,000

Optional Cover

Accidental Damage – Covers sudden & unintentional physical damage that occurs unexpectedly. For example, accidentally spilling paint on your carpet or accidentally putting a hammer through the wall while hanging a picture



What is not insured?

- ✗ Any loss or damage occurring before cover starts or arising from an event before cover starts
- ✗ Any loss or damage caused by deliberate acts by you or any of your employees
- ✗ Any loss or damage caused by wear & tear or any gradual operating cause, mechanical/electrical breakdown, or fault/failure
- ✗ Subsidence/heave/landslip occurring while the buildings are undergoing demolition, structural alterations or structural repairs
- ✗ Storm or flood damage to property in the open, gates and fences
- ✗ Any loss or damage caused as a result of the premises being used for illegal activities
- ✗ Any loss or damage caused by escape of water due to lack of grouting or sealant
- ✗ Any expenses for preparing a claim or an estimate of loss or damage



Are there any restrictions on cover?

- ! If the home is unoccupied for more than 30 consecutive days, we do not insure loss or damage from unauthorised entry into the home unless the security of the home is in good working order and in full & effective operation
- ! If the premises are unoccupied for more than 30 consecutive days, you or your adult representative must inspect the premises both internally and externally at least once every 30 days and a detailed written record retained for our inspection on request showing dates visited, who attended and observations made
- ! We do not insure loss or damage caused by theft/attempted theft from the home unless as a result of violent and/or forcible entry or exit other than loss or damage which is covered under additional buildings cover M – Theft/Attempted Theft by Tenants(s) or additional landlords contents cover E – Theft/Attempted Theft by Tenants(s)



Where am I covered?

- ✓ At the address shown in your policy documentation which is located in England, Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands.



What are my obligations?

- The information you have supplied to us on the proposal form, and/or statement of fact and/or any supplementary information, is used to determine whether we will accept your insurance and if so the premium to be charged and the terms, conditions and exclusions to be applied. You must therefore ensure to the best of your knowledge and belief that all the information you provide to us is correct and accurate at all times. You must notify us as soon as practicably possible via your broker or insurance intermediary if a) any information is incorrect or b) there is a change in the information you have given us.
- If you intend to undertake any work to extend, renovate, build or demolish any part of the buildings and the estimated cost is more than £25,000, you must tell your broker or insurance intermediary about the work at least 14 days before the work starts and where you enter into any contract for the works. If you do not tell your broker or insurance intermediary where the estimated cost is more than £25,000, we will not pay your claim. You do not need to tell your broker or insurance intermediary if the work is for redecoration only.
- You have an ongoing duty to ensure that your sum insured represents the full value of the property insured. For your buildings, the full value is the estimated cost of rebuilding if your buildings were destroyed (this is not the same as the market value). It must be adequate to include rebuilding expenses. Your sum insured for landlords contents must be the cost to replace as new. If, at the time of any loss or damage, the sum insured is not enough we will proportionally reduce the amount of any claim payment made by the percentage of under payment of premium which has arisen as a result of the shortfall in the sum insured. For example, if the premium you have paid for your buildings insurance is equal to 75% of what your premium would have been if your buildings sum insured was enough to reconstruct your buildings, then we will pay up to 75% of any claim made by you. If however the correct sum insured is shown to exceed our acceptance terms and criteria, we may have to cancel your policy from commencement.



When and how do I pay?

Please contact your broker or insurance intermediary for details.



When does the cover start and end?

The policy will begin on your policy start date and will last for one year. The policy documentation will confirm the specific dates of cover that apply to you.



How do I cancel the contract?

You may cancel this policy at any time by notifying us via your broker or insurance intermediary. Any refund will be on a proportional basis and always subject to the current period of insurance being claim free.

If you find this insurance does not meet your requirements and decide to cancel this policy within 14 days of either the date you receive your policy documentation or the start of the period of insurance, we will refund the full premium you have paid, providing that you have not made a claim.

A fee may be applied by your broker or insurance intermediary. Please refer to your broker or insurance intermediary terms of business for full details.