

Summary of Cover Available

About this Summary of Cover

This is a summary of the cover provided under the Midas Landlords Policy. As a Summary, it does not contain the full policy terms, conditions or definitions which can be found in the policy wording provided by your intermediary. It is important that you read the policy wording carefully.

The schedule forms part of this insurance and contains details of you, the premises, sums insured, the period of insurance and will also display the sections of insurance which apply with any applicable endorsements and excess. The maximum amount we will pay are the sums insured as detailed on your Policy Schedule or as otherwise stated in the full policy wording.

Please read your schedule, checking for any additional endorsements that may have been applied. An endorsement describes a change in the terms and conditions of this insurance and should be read carefully

Who Provides Your Cover

The insurance is underwritten by AXA Insurance UK plc and provides insurance for buildings and/or contents for let properties. By written agreement, AXA allow Midas Underwriting Limited to sign and issue the policy on their behalf.

Duration of this Insurance

The period of insurance will be for 12 months unless otherwise agreed by us. The period of insurance will be shown in the schedule

How to cancel this Insurance

If you decide that you do not wish to proceed then you can cancel this insurance by writing to the insurance broker who sold you this insurance within 14 days of either:

- The date you receive your policy documentation; or
- The start of the period of insurance

whichever is the later. Providing you have not made any claims we will refund the premium.

You may cancel this insurance at any time. We will provide a refund of premium but will keep 50% of the annual premium, if cancelled within the first 3 months of Policy Inception. Else a pro-rata refund of premium will be calculated.

How to make a claim under this Insurance

If you wish to make a claim under this insurance please contact Midas Underwriting Ltd, 36 Jubilee Road, Newtownards, Belfast, County Down BT23 4YH or telephone 0330 123 5748 as soon as possible.

The claims service is available 24 hours a day 365 days a year.

At the time of making a claim, you will be asked:

- The name of the insurance broker who sold you this insurance
- The policy number stated on your schedule;
- Full details of the claim.

Our Service Commitment to You

Our aim is to ensure that all aspects of your insurance are dealt with promptly, efficiently and fairly. At all times, we are committed to providing you with the highest standard of service.

If you have any questions or concerns about your policy or the handling of a claim and you wish to make a complaint, then we have a formal complaints procedure for you to initiate. In the event that the complaint is not resolved to your satisfaction you can approach the Financial Ombudsman Service. Such referral will not affect your right to take legal action.

Full details of addresses and contact numbers for the complaint process can be found in the policy wording.

The Law Applicable to this Insurance

The parties are free to choose the law applicable to this Insurance Contract. Unless specifically agreed to the contrary this insurance shall be subject to English Law

The Cover Available

Buildings: This is more fully defined in the policy wording but in summary it means the structure of the **private residence** and its permanent fixtures and fittings (excluding polytunnels and similar structures) but including tennis courts, paved terraces, paths, drives, walls, fences, gates and hedges, permanently installed swimming pools and hot tubs but not their covers, up to your chosen sum insured.

Landlords Contents: This too is more fully defined in the policy wording but in summary means household goods including carpets, furniture and furnishings which **You** are legally responsible for and which are contained within the **Private residence**.

Where selected, the Buildings, Contents sums insured are as shown on your Schedule. If these amounts are not sufficient you must tell your insurance broker immediately. Please review your sums insured and cover periodically to ensure that it remains adequate and meets with your requirements. Failure to do so could affect the amount we pay in the event of a claim.

Key Benefits

Buildings and Contents are covered for loss or damage caused by:

- Fire, Lightning, Explosion or Earthquake
- Aircraft and other Flying Devices
- Storm, Flood, weight of snow
- Escape of Oil from fixed domestic oil-fired heating installations
- Escape of Water from fixed water tanks, apparatus or pipes
- Accidental damage to oil pipes, underground supply pipes, sewers, drains and cables
- Theft or attempted theft
- Collision by any vehicle or animal
- Riots, Strikes, Violent Disorder, Civil Commotion and Malicious Damage (excluding damage caused by the tenant unless extended accidental damage has been selected)
- Subsidence or Heave of the site or Landslip
- Falling Trees, Lamp-posts or Telegraph Poles

Buildings cover also includes

- Frost damage to fixed water tanks, apparatus and pipes
- Damage caused by falling aerials and satellite dishes
- Accidental damage to fixed glass, solar panels, sanitary fixtures and ceramic hobs
- Accidental damage to domestic oil pipes and underground water supply pipes and cables.
- Loss of rent due to you/alternative accommodation limited to 20% of the sum insured
- Architect's and Surveyor's fees, debris removal and additional costs as a result of Local Authority requirements
- Your legal liability as owner up to £2,000,000 for any one accident or series of accidents arising out of one event
- Replacement locks up to £1,000
- Loss or damage covered by Buildings causes 1 to 11 to carpets, curtains and unattached cookers, washing machines, dishwashers, tumble driers, fridges, freezers and fridge freezers which you are legally responsible for, up to £5,000

Landlord Contents cover also includes

- Property in the open up to £250
- Accidental Damage to any Electronic Equipment, system or software
- Accidental breakage of ceramic hobs, mirrors, fixed glass in furniture, double glazing and sanitary ware
- Cover up to £10 million for your legal liability in respect of accidental death, bodily injury or illness of any person employed by you to carry out domestic duties at the **Private residence** insured under this Policy.

Significant Exclusions or Limitations

1) Buildings Cover

Unless otherwise agreed by us the following exclusions/limitations apply to Buildings:

- storm, flood or weight of snow damage to domestic fixed fuel-oil tanks in the open, swimming pools, tennis courts, drives, patios and terraces, gates, fences, paths and hedges
- subsidence damage to domestic fixed fuel-oil tanks, swimming pools, tennis courts, drives, paved terraces, paths, walls, gates, fences, hot tubs, service tanks and central heating oil tanks unless the home is affected at the same time and event
- malicious damage caused by the Tenant is excluded unless extended accidental damage is included
- if extended accidental damage cover has been selected, the first £2500 of malicious damage claims, where the damage has arisen from the illegal cultivation of drugs by the Tenant, if your property is let is excluded
- certain restrictions will apply if the property is left unoccupied for more than 60 consecutive days please carefully check your policy wording and schedule for full terms and conditions
- as property owner excluding liability toward property owned or in the control of you, any other permanent member of your home or any person engaged in your service.
- Theft of attempted theft unless there is physical evidence of violent and forcible entry.

2) Landlords Contents Cover

Unless otherwise agreed by us, the following exclusions/limitations apply to Contents:

- money, deeds and registered bonds and other personal documents, stamps or coins, valuables, are excluded
- domestic oil in fixed fuel oil tanks is insured up to a maximum of £1000
- theft of contents from detached outbuildings are insured up to £1000
- Malicious damage caused by the Tenant is excluded unless extended accidental damage is included
- if extended accidental damage cover has been selected, the first £2500 of malicious damage claims, where the damage has arisen from the illegal cultivation of drugs by the Tenant, if your property is let is excluded
- certain restrictions will apply if the property is left unoccupied for more than 60 consecutive days

Contents does NOT include:

- motor vehicles (other than garden machinery) caravans, trailers or watercraft or their accessories
- any living creature
- any part of the Buildings
- any property held or used for business purposes other than office equipment to the value of £5000
- Theft of attempted theft unless there is physical evidence of violent and forcible entry.

Exclusions that apply to the whole of this insurance

Exclusions that apply to the whole of this insurance:

- a) Loss or damage caused directly or indirectly by radioactive contamination and nuclear assemblies
- b) Loss, damage or liability directly or indirectly occasioned by, happening through or in consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, or confiscation or nationalisation or requisition or destruction of or damage to property by or under the order of any government or public or local authority
- c) Loss or damage by pressure waves caused by aircraft or other aerial devices travelling at sonic speed or supersonic speeds
- d) Loss, damage or liability resulting from computer viruses, erasure or corruption of electronic data or the failure of any equipment to correctly recognise the date or change of date
- e) Loss, damage or liability caused by Biological or Chemical contamination arising from
 - i) terrorism
 - ii) steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived act of terrorism.

Important Information

Policy Excess

The standard policy excess as stated on your Schedule. For claims resulting from Subsidence, Landslip or Heave the excess is £1000 unless otherwise defined in the Schedule. The Escape of Water Excess is £500.

Any specific excesses that may be applied will be advised to you in your Schedule.

Tell us about any changes in occupancy of the home

You must tell the insurance broker who sold you this insurance of any changes to the use of the private residence. Letting the home to someone else, leaving the home unoccupied for more than 60 days or could result in restrictions in cover. If you do not tell us of these changes your claim may not be covered.

Tell us about any changes to the home

You must tell the insurance broker who sold you this insurance before you start any renovations or structural work to the buildings that:

- changes the use of the buildings in any way
- involves the external surfaces of the buildings being affected/changed.

How we will settle Your Claims

Buildings

We will pay the full cost to repair or replace the loss or damage providing the buildings have been maintained in a good state of repair and the sum insured is adequate to cover the full cost of rebuilding the home.

Landlords Contents

Providing the sum insured is adequate, we will pay either the full cost to repair or, in the event of total loss or destruction of any article, we will pay the cost of replacing the article as new. This basis of settlement does not apply to clothes or pedal cycles where we will take off an amount for wear and tear.

Your total Peace of Mind

AXA Insurance UK plc is covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from the scheme in the unlikely event we cannot meet our obligations to you. This depends on the type of insurance and circumstances of the claim.

Further information about compensation scheme arrangements is available by visiting the FSCS website www.fscs.org.uk.