

Residential Landlord Legal Expenses and Rent Guarantee Insurance

Insurance Product Information Document

Company: BDElite Ltd, which is registered in England, No. 7636844. Authorised and regulated by the Financial Conduct Authority for insurance distribution and claims management activities. Our firm's reference number is 797920.

Product: Residential Landlord Legal Expenses and Rent Guarantee Insurance.

This insurance is underwritten by Financial & Legal Insurance Company Limited, on whose behalf we act.

Financial & Legal Insurance Company Limited is registered in England, No. 03034220. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under number 202915.

This document provides a summary of the key information covered by this policy. It does not contain the full terms and conditions of the policy which can be found in the BDElite Residential Legal Expenses and Rent Guarantee Insurance Policy Wording and obtained from your insurance broker.

What is this type of insurance?

This is a Residential Landlord Legal Expenses and Rent Guarantee Insurance policy which is designed to assist you in the pursuit or defence of certain legal rights.



We will provide cover up to £100,000 for legal costs and expenses to help you pursue or defend your legal rights arising from a claim involving:

- ✓ **Rent Recovery:** Covers the costs and expenses of pursuing a tenant over unpaid rent.
- ✓ **Tenant Eviction:** Covers the costs and expenses of obtaining vacant possession from the tenant.
- ✓ **Tenant Property Damage:** Covers the costs and expenses of pursuing the tenant for damage to the property.
- ✓ **Legal Defence:** Covers the costs and expenses of defending you in relation to civil or criminal court proceedings arising from the letting of the property.
- ✓ **Property and Squatter Protection:** Covers the costs and expenses of pursuing a third party in relation to a nuisance, a trespass, unauthorised occupation or damage caused to the property.
- ✓ **Court Attendance:** Cover for loss of salary for your time off work if you are required to attend a court or tribunal.
- ✓ **Tax Protection:** Covers the costs and expenses of representing you in a Tax Enquiry or Cross Tax Enquiry, PAYE disputes, VAT disputes.

The following cover is an upgrade and applies only when Plus cover is purchased

- ✓ **Rent Guarantee:** Covers the cost of unpaid rent before vacant possession is obtained.



What is not insured?

- ✗ **Prior Costs and Expenses:** Any costs incurred before a claim is made and any costs and expenses which we do not authorise.
- ✗ **Prior Claims:** Any claim or incident which you knew about, or ought to have known about before the commencement of this policy.
- ✗ **Claims reported outside of the Period of Insurance.**
- ✗ **Dishonesty, Violence and Fraud:** Any claim which involves actual or alleged dishonesty or violence by you or a statement which is overstated, false or fraudulent.
- ✗ **Rent Guarantee Excess:** You are responsible for the first £500 or 1 months rent, whichever is the greater.
- ✗ **Pre-Tenancy Check Requirements:** Any claim where prior to the commencement of any tenancy agreement relating to an insured property, you have failed to comply with the Pre-Tenancy Check Requirements.



Are there any restrictions on cover?

- ! **Reasonable Prospects:** There must be more than a 50% chance of recovering damages, defending a claim or prosecution or obtaining a legal remedy.
- ! **Lawyer / Legal Representative:** If you choose your own representative in relation to a claim under this policy, we will not pay your representatives costs and expenses which exceed the costs and expenses that our appointed representative, operating under our standard terms of appointment, would charge us. In this event, you will be responsible for your representative's excess costs and expenses.
- ! **Limit of Liability:** The maximum amount payable for costs and expenses per claim is £100,000 with the exception of Rent Guarantee which has a maximum amount payable dependent on the level of cover purchased. This will be shown in your Certificate of Insurance.
- ! **Aggregate Limit of Liability:** The maximum amount payable for costs and expenses in respect to all claims in any one Period of Insurance is £500,000. Rent Guarantee is to a maximum dependent on the level of cover purchased. This will be shown in your Certificate of Insurance.
- ! **Court Attendance:** Cover is limited to £1,000 in respect of all claims in any one Period of Insurance.



Where am I covered?

- ✓ United Kingdom, Channel Islands and Isle of Man.



What are my obligations?

- **Claims Reporting:** You must report a claim during the Period of Insurance and immediately you become aware of circumstances which may give rise to a claim.
- **Advice:** You must follow the advice of the advice line.
- **Cooperation:** You must cooperate fully with us and provide within a reasonable time and at your own expense, any requested information and documentation we ask for.



When and how do I pay?

You should make payment to your Broker, this may be by making a one off payment or your Broker may be able to arrange credit facilities if required.



When does the cover start and end?

Your policy covers you for up to 12 months from the date you request your policy to be started. The dates will be referenced on your Certificate of Insurance.



How do I cancel the contract?

- You have the right to cancel this policy:
- With a full premium refund within 14 days of it starting, provided that there have been no claims.
 - No refund of premium will be available after 14 days of it starting.

RESIDENTIAL LANDLORD LEGAL EXPENSES AND RENT GUARANTEE INSURANCE



Customer Information

Company: BDElite Ltd. is authorised and regulated by the Financial Conduct Authority (firm reference number 7979207)

Making a claim

In the event of a claim please contact us using the below details:

- Claims telephone number: **01204 567 504**
- Email: nonmotorclaims@financialandlegal.co.uk
- Post: The Claims Department, Financial & Legal Insurance Company Limited, No.1 Lakeside, Cheadle Royal Business Park, Cheadle, Cheshire, SK8 3GW.

Complaints process

We are dedicated to providing you with the high standards of service you have the right to expect. If your complaint relates to the sale of this policy, please contact your insurance adviser.

If your complaint relates to this policy or a claim under this policy, please contact us at:

Telephone: **01204 567 504**

Email: complaints@financialandlegal.co.uk

Post: Financial & Legal Insurance Company Limited, No. 1 Lakeside, Cheadle Royal Business Park, Cheadle, Cheshire SK8 3GW.

If we are unable to resolve the complaint to your satisfaction (and if eligible), you can ask the Financial Ombudsman to review your case. This is a free and unbiased service. You can contact the Financial Ombudsman Service at:

Telephone: **0800 023 4567** or **0300 123 9123**

Email: complaint.info@financial-ombudsman.org.uk

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR.

Financial Services Compensation Scheme

Financial & Legal Insurance Company Limited is covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available at www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.