

Landlords Insurance FAQ's

1. Why do I need this insurance?

It will cover your legal liabilities in relation to owning a property by providing cover if someone is injured at the property. It will also provide £500,000 buildings cover and £25,000 contents if each one is selected including accidental damage cover..

2. What happens whilst the property is unoccupied

The cover will continue as normal but after 8 weeks the excess will increase to £250, from 1st October to 1st April there is no cover for escape of water unless central heating is installed and in operation at a minimum temperature of 10^oC

3. What loss of rent cover is provided?

The policy automatically gives loss of rent cover, however this relates to an insured incident that makes the property uninhabitable, it will not provide cover if your tenants simply do not pay. If you want this cover it is available from £90 for legal expenses to recover the rent from the tenants or £200 - £500 upwards for a policy that provides rent for up to 12 months whilst obtaining vacant possession of the property.

4. Who is the insurer?

The policy is underwritten by Royal & Sun Alliance Plc.

5. Who are NW Brown Insurance Brokers?

NW Brown Insurance Broker are a local broker we have selected to place all of our policies through, this allows us to use their expert knowledge on insurance so we can concentrate on managing your property.

6. What are the service benefits of taking this policy?

We are able to administer the insurance on your behalf including payment, renewal and claims. In the event of a possible claim you will be informed by letter or email that we have advised your insurer. We can then arrange repairs and deal with the claim on your behalf.

7. What if I leave my policy with my current company?

This is fine but please be aware that your own insurance company will only discuss claims and take instructions from the policyholder. Also we cannot pay the insurance from the rent account or arrange renewal.

8. What is accidental damage cover?

If a vase is knocked off a table or paint is spilt over a carpet these types of events would be covered by accidental damage. It is included as standard with buildings and contents.

9. What is the excess?

The standard excess is £100 or £250 whilst unoccupied. The subsidence excess is £1000.00.

10. What is Search & Trace cover (Trace & Access)?

In the event of a water leak or suspected water leak the policy will cover the cost of searching for the leak, search as redecoration in the event of damage to wallpaper/paintwork when looking for the pipe. The repairs to the pipe may not be covered if caused by wear and tear but the cost of the damage caused by it leaking and looking for the leak would be.

11. What if I want to cancel the policy?

If the policy is cancelled before inception a full refund can be given after which you will receive a full pro rata refund. If a claim has been made under the policy no refund is due as the policy has been used.