

Homecover Insurance Prospectus

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POLICY SUMMARY

The following summary does not contain the full terms and conditions of the contract which can be found in the insuring document. The summary does not form part of your contract of insurance.

INSURANCE UNDERTAKING

This insurance is arranged by UGM Magenta Ltd and underwritten by Certain Underwriters at Lloyd's.

COMPENSATION

You may be entitled to compensation from the Financial Services Compensation Scheme should the insurer(s) be unable to meet its/their liabilities under this Insurance.

LAW APPLICABLE TO THE 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.

CLAIMS

If you believe that you have a claim under this Insurance you should notify us using the 24 hour claims telephone number that will be on your policy schedule or by writing to UGM Magenta Ltd, 112A Market Street, Chorley, Lancs. PR7 2SL

COMPLAINTS

If you have any questions or concerns about your policy or the handling of a claim, in the first instance, contact your insurance broker.

If you are still unhappy with any issue connected with the handling of your insurance policy or claim then you will be able to direct your enquiry verbally or in writing to The Chief Executive, UGM Magenta Ltd, 112A Market Street, Chorley, Lancashire, PR7 2SL.

In the event that you remain dissatisfied and wish to make a complaint you can do so at any time by referring the matter to Policyholder and Market Assistance at Lloyd's. Their address is: Policyholder and Market Assistance, Lloyd's Market Services, G6/86, One Lime Street, London, EC3M 7HA.

In the event that you remain dissatisfied other avenues will be open to you and these will be set out in the policy schedule and ultimately if your complaint cannot be resolved it may be referred to the Financial Ombudsman Service. Further details will be provided at the appropriate stage of the complaints process.

Homecover Insurance

This insurance only relates to the benefits of the insurance which you request and we agree to insure.

Buildings are defined as the private house or self contained flat at the insured address which shall include its domestic outbuildings, garages, greenhouses, tennis courts, permanently installed swimming pools, terraces, patios, drives, footpaths, walls, gates, fences and including landlord's fixtures, fittings and interior decorations forming part of the property all on the same site.

Contents are defined as Household goods and personal property, within the home, which are your property or which you are legally responsible for and includes tenant's fixtures and fittings and interior decorations, radio and television aerials, satellite dishes, their fittings and masts which are attached to the home, property in the open but within the defined premises up to £500 in total (other than radio and television aerials, satellite dishes, their fittings and masts which are attached to the home), property within attached or detached domestic outbuildings and garages up to £1,000 or 3% of the sum insured for contents whichever is the greater, money and credit cards up to £250 and £2,000 respectively, deeds and registered bonds and other personal documents up to £500 in total, stamps or coins forming part of a collection up to £1250 in total, gold, silver, gold and silver plated articles, jewellery and furs not exceeding 5% of the sum insured for contents in respect of any one unspecified item and in total up to £10,000 or 33% of the sum insured for contents whichever is less, within the private dwelling and domestic oil in fixed fuel oil tanks up to £1000

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 unless disclosed to and accepted by us, any property insured under any other insurance.

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
- Theft or attempted theft
- Collision by any vehicle or animal
- Riots, Strikes, Violent Disorder, Civil Commotion and Malicious Damage
- Subsidence or Heave of the site or Landslip
- Falling Trees, Lamp-posts or Telegraph Poles

The Buildings and Contents sums insured are index linked to protect you against inflation (only if applicable)

Cover can usually be extended to include Accidental Damage

Buildings cover also includes

- Frost damage to fixed water tanks, apparatus and pipes
- Damage caused by falling aerials and satellite dishes
- Breakage of fixed glass, solar panels, sanitary fixtures and ceramic hobs
- Loss of rent due to you and temporary accommodation costs up to 10% of the sum insured for Buildings
- Architect's and Surveyor's fees, debris removal and additional costs as a result of Local Authority requirements
- Anyone buying your home until completion of sale
- Your legal liability as owner up to £2,000,000 for any one accident or series of accidents arising out of one event

Contents cover also includes

- Temporary removal to certain other premises in the United Kingdom for up to 15% of the sum insured for contents
- Accidental damage to televisions, audio and video equipment including radios, video recorders, home computers and satellite decoders
- Breakage of ceramic hobs, mirrors, fixed glass in furniture, double glazing and sanitary ware
- Domestic freezer contents up to £400
- Rent you have to pay and temporary accommodation costs up to 10% of the sum insured for contents
- Fatal injury to you caused by fire or burglars up to a maximum of £5,000 for each insured person
- Replacement of locks following theft or loss of keys up to £250
- Increased domestic metered water charges up to £1,000 in all following an Escape of Water
- Your legal liability as occupier up to £2,000,000 for any one accident or series of accidents arising out of one event
- Your legal liability for accidents to domestic staff up to £2,000,000 for any one accident or series of accidents arising out of one event
- Your legal liability as a tenant for loss or damage to the buildings for up to 10% of the sum insured for contents

Valuables and Personal Belongings cover can include Jewellery, furs and personal possessions against theft, physical loss or damage away from the home within agreed territorial limits

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

1) Contents Cover

Unless otherwise agreed by us, the following limitations apply to contents:-

- money and credit cards are insured up to a maximum of £250 and £2,000 respectively
- deeds and registered bonds and other personal documents are insured up to a maximum of £500 in total
- stamps or coins forming part of a collection are insured up to a maximum of £1250 in total
- gold, silver, gold and silver plated articles, jewellery and furs are insured up to a maximum 5% of the sum insured for contents in respect of any one unspecified item and in total up to £10,000 or 33% of the sum insured for contents whichever is the less
- 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 £1,000 or 3% of the sum insured, whichever is the greater

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
- property used for business unless specified

2) Valuables and Personal Belongings cover does NOT include

- any damage caused by moth, vermin, wear and tear or any gradually operating cause
- any damage from electrical or mechanical faults or breakdown
- any amount over £1,500 for any one item (including articles forming a pair or set) unless stated otherwise in the schedule or the specification(s) attached to the schedule
- any damage or deterioration of any article caused by dyeing, cleaning, repair, renovation or whilst being worked upon
- any damage to guns caused by rusting or bursting of barrels
- any breakage or loss of any sports equipment whilst in use
- any loss of or damage to contact, corneal or micro corneal lenses
- any theft or disappearance of jewellery from your baggage unless carried by hand and under your personal supervision
- any mobile telephones and computer equipment unless otherwise stated in the specification(s) attached to the schedule
- any loss or theft of any jewellery, video camera, mobile telephone, computer or portable compact disc player whilst removed from the house unless being worn, carried or used or in a locked room or safe
- any amount over £2000 in total in respect of theft or disappearance of jewellery from hotel or motel rooms during your absence from such rooms

3) 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) Existing or Deliberate Damage
- 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 terrorism, steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived act of terrorism.

4) Policy Excess

The standard policy excess is £50. For claims resulting from Subsidence, Landslip or Heave the excess is £1000. Any specific excesses that may be applied will be advised to you.

Tell us about any changes in occupancy of the home

You must tell us about any changes to the use of the home as a permanent private residence. Letting the home to someone else, leaving the home unoccupied for more than 60 days or leaving the home insufficiently furnished enough to be normally lived in will 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 us before you start any 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
- means you having to move out of the buildings for any period of time

How We Settle Your Claim

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, the sum insured is adequate to cover the full cost of rebuilding the home and the damage has been repaired or loss reinstated.

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, household linen or pedal cycles where we will take off an amount for wear and tear.

Personal Possessions:- We will at our option repair, replace or pay for any article lost or damaged.

PERIOD OF INSURANCE

The period covered by this insurance is normally 12 months. Renewal will be subject to the terms and conditions that apply at the time of renewal.

CANCELLATION

If you have not been given the full policy wording prior to cover starting you can cancel your new insurance policy up to 14 days from receipt of the contract (plus postage time) and you will only be charged pro rata plus £20 provided the documents are returned to us within 14 days of receipt by you. After this you may cancel your insurance at any time by writing to us. Any return premium will depend on how long the insurance has been in force and whether you have made a claim.

We may cancel your insurance policy by sending you 7 days' notice by recorded delivery to your correspondence address shown in the schedule.