



Insurance Prospectus For Unoccupied Homes (Y)

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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.

Insurance For Unoccupied Homes

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 within the home.

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 when the loss or damage follows a violent and forcible entry or exit
- Collision by any vehicle or animal
- Riots, Strikes, Violent Disorder, Civil Commotion and Malicious Damage

The Buildings sum insured is index linked to protect you against inflation (only if applicable)

Buildings cover also includes

- 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

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

1) 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.
- f) Loss, damage or liability caused whilst any part of the buildings is boarded up unless we have been informed and have agreed to maintain cover.

2) Policy Excess

The standard policy excess is £250. Any specific excesses that may be applied will be advised to you.

Your Duties

- 1) The water, gas and electricity supplies shall be turned off at all times and the water system drained unless the central heating system is left in continuous operation to maintain a minimum temperature of sixty degrees Fahrenheit, or fifteen degrees celsius, between the 1st November and the 1st April inclusive.
- 2) The premises shall be visited for maintenance purposes and all rooms entered at least twice a week by you or a responsible adult on your behalf.
- 3) You must ensure that the following security measures are installed and in good working order and put into full and effective operation whenever you are absent from the buildings:
Main entrance/exit door protected by a lock carrying the Kitemark sign of approval or by a mortise deadlock having a minimum of five levers. Other external doors including sliding patio doors protected as above or fitted at the top and bottom with key operated security devices in addition to existing locks. All accessible windows/ skylights and fan lights protected by key operated security devices.
- 4) You must tell us before you start any conversions, extensions or other structural work to the buildings.

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:- Provided the sum insured is adequate we will repair or pay for any article covered less an allowance for wear and tear and depreciation.

PERIOD OF INSURANCE

The period covered by this insurance is the period you have requested and we have agreed to cover. Cover will expire at the end of the specified period but further cover will be considered if required.

CANCELLATION

If the period of insurance is greater than one month and 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. Cover is for a fixed period: no refunds are given for early termination.

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