



Schwarzmeer und Ostsee Insurance Co Ltd.,

Policy Summary

NAME OF INSURER

Schwarzmeer und Ostsee Insurance Co Ltd (UK Branch), Head Office, Scwanenwik 37, 22087.

Schwarzmeer und Ostsee Insurance Co Ltd (UK Branch), 7th Floor 37/39, lime St, London EC3M 7AY

MATERIAL DAMAGE & LOSS OF RENT POLICY SUMMARY

The information provided in this summary is key information **you should read**. This summary does **NOT** contain the full terms, conditions, excesses and exclusions. These are detailed in the policy schedule wording a copy of which is available.

MATERIAL LOSS OR DAMAGE (pages 1 to 6)

Cover for a wide range of perils which can include Accidental Damage, Subsidence and Sprinkler Leakage.

Cover is automatically provided for:

- Architects', surveyors', consulting engineers, and legal fees.
- Removal of debris including boarding up
- Additional costs incurred due to Public Authority requirements

Cover can be extended to include Landlords Contents and general contents.

SIGNIFICANT EXCLUSIONS OR LIMITATIONS to Material loss or damage (1 to 6)

- The excess as stated in the policy schedule
- Damage caused by faulty or defective design or workmanship
- Damage caused by wear and tear, fraud or dishonesty
- Cover for theft unless by violent or forcible entry or exit

- Theft cover for property in the open
- Damage to moveable property in the open, fences and gates caused by storm or flood
- Damage to property whilst in transit
- Loss following accidental or malicious erasure or distortion of information on computer systems

Damage from terrorism (cover available subject to additional premium)

LOSS OF RENT (Page 6)

Cover against loss of rent receivable resulting from damage to the property specified in the policy schedule by the perils specified in the Material Damage Section.

SIGNIFICANT EXCLUSIONS OR LIMITATIONS (Pages 1 to 6)

- The excess stated in the policy schedule
- Damage caused by faulty or defective design or workmanship
- Damage caused by wear and tear, fraud or dishonesty
- Cover for theft unless by violent or forcible entry or exit
- Damage from theft of property in the open
- Damage to moveable property in the open, fences and gates caused by storm or flood
- Damage to property whilst in transit
- Any loss caused by the deliberate withdrawal of supply of water, gas, electricity or fuel or telephone system
- Loss following malicious erasure or distortion of information of information on computer systems

Damage from terrorism (cover available subject to additional premium)

PROPERTY OWNERS LIABILITY (Page 7)

Cover is provided in respect of all sums which the Insured becomes legally liable to pay as compensation to Third parties for accidental injury or property damage in respect of the ownership of the premises specified in the schedule.

Extensions

- Legal Costs incurred in the defence of any claim
- Legal Costs incurred for representation at Coroners Inquest or Fatal Injury
- Indemnity to Directors and employees
- Indemnity to Principal
- Indemnity in respect of liability at law incurred by the insured under Section 3 of the Defective Premises Act 1972 or Section 1 of the Defective Premises (Northern Ireland) Order 1975 in connection with the premises specified in the policy schedule

SIGNIFICANT EXCLUSIONS OR LIMITATIONS (Page 8)

- The excess in the policy schedule
- Liability in respect of the ownership or possession of motor vehicles, crafts of any nature
- Liability in respect of liquidated damages or fines
- Liability arising out of professional advice given by the Insured
- Any associated or subsidiary company elsewhere than in the UK.
- The limit of Indemnity specified in the policy schedule

DURATION OF THIS INSURANCE

The period of this non-investment insurance contract will be 12 months unless otherwise agreed and shown in the policy schedule.

CANCELLATION RIGHTS

You may cancel this insurance within 14 days of the date of inception or the day on which you receive the policy document, whichever is the later. Underwriters reserve their rights to charge a proportion of the premium or, if you have made a claim on this policy to refund any premium.

HOW TO MAKE A CLAIM

In the unfortunate event you should need to make a claim please telephone 0208 225 1015 or your insurance broker or adviser. In addition you may contact KL Underwriting Agency on 0208 560 1111.

FINANCIAL SERVICES COMPENSATION SCHEME

We are covered by the Financial Services Compensation Scheme (FSCS). If we cannot meet our obligations you may be entitled to compensation from the scheme, depending on the type of insurance and circumstances of any claim.

HOW TO MAKE A COMPLAINT

We are dedicated to providing you with a high standard of service. If you feel we have not offered you a good service

If you have any questions or concerns about your insurance or the handling of a claim then in the first instance contact your broker, or your usual contact at Schwarzmeer und Ostsee Insurance Co Ltd. In addition you can contact K L Underwriting Agency who are agents of the aforementioned Insurance Company.

If you are unable to resolve the matter with your broker then you can refer the complaint to:

Schwarzmeer und Ostsee Insurance Co Ltd
7th Floor 37/39, Lime St,
London
EC3M 7AY

Association of British Insurers
51, Gresham St,
London
EV2V 7HQ

As we are covered by the Financial Ombudsman Service and if you have complained to us and we have been unable to resolve your complaint, you may then be entitled to refer it to this independent body

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