

## Summary of Cover Property Owners

This document provides a summary of the significant features and benefits of the Property Owners policy brought to you by Unicorn Underwriting Ltd with cover underwritten by Watford Insurance Company Europe Ltd, who is authorised and regulated by the Gibraltar Financial Services Commission under incorporation number 112869.

This policy is designed for property owners and managing agents insuring let properties tenanted for commercial or residential use.

As this document only shows a brief overview of the covers available under the policy, you must refer to the complete policy document for full terms, conditions and exclusions. The policy wording should be read in conjunction with the quotation or policy schedule, which has been prepared specifically for the risk presented to Unicorn Underwriting Ltd.

### Buildings

Cover for Fire and standard perils including subsidence (as standard) and a wide definition of buildings, including the costs of repairing and clearing drains, yards, car parks, street furniture, pipes and cables

#### Additional Cover:

- Additional expenses including clearing of drains, removal of debris and architects, surveyors, structural engineers or legal fees
- Capital additions up to £500,000
- Eviction of Squatters up to £5,000
- Fire Extinguishment and Alarm Resetting expenses up to £2,500
- Increased metered water charges up to £750
- Index linking automatically applied at each renewal
- Interested parties automatically notified
- Damage to landscaped areas up to £5,000
- Costs of alternative accommodation and on loss of rent for residential properties up to 20% of the building sum insured
- Theft, loss of keys/combinations up to £2,500
- Trace and access costs up to £10,000
- Unauthorised use of utilities up to £25,000
- Underground Services

#### Optional Extension:

- Accidental Damage

#### Discounts available:

- Voluntary excesses available ranging from £750 (3%) to £2,500 (15%)
- 10% for a monitored alarm (not audible/bells only)

### Landlords' Contents (if selected)

Covers loss or damage by a wide range of perils and includes cover for contents temporarily removed to other premises owned by the Insured up to a limit of £2,500

### Business Interruption (if selected)

Cover for loss of gross rentals and increase in cost of working in the event of damage to the property insured under the Buildings section and also the business of the insured being interrupted

#### Additional Cover:

- Alternative trading costs
- Automatic rent review (100% uplift)
- Rent receivable in respect of capital additions up to £500,000
- Denial of Access
- Loss or Damage at Managing Agents premises
- Failure of supply at Public Utilities
- Payments on Account
- Rent free periods

### Property Owner's Liability

Cover in respect of all sums which the Insured becomes legally liable to pay as compensation to third parties for accidental injury to persons or damage to property

#### Additional Cover:

- Court attendance costs
- Legal liability arising under the Defective Premises Act 1972, in connection with premises disposed of
- Legal defence costs arising under the Health & Safety at Work Act 1974
- Other defence costs and expenses



## Important Information about Your Policy

### How to Make a Claim

In the event of a claim or potential claim under this policy, please contact the claims team:

Watford Insurance Company Europe Limited per Davies Managed Systems Limited, P.O. Box 2801, Stoke on Trent, Staffordshire, ST4 9DN. Telephone: **0344 856 2061**

The claims helpline is open 24 hours a day, 365 days a year.

When contacting the claims team, please ensure you have your policy reference number available. Calls may be monitored for training purposes or to improve the quality of service.

### Complaints

The aim is to provide all customers with a first-class standard of service. However, there may be occasions when you feel this objective has not been achieved. If you have a complaint about your policy or the handling of a claim, please refer to the policy wording, where the steps available to you are set out, so that you can address your concerns.

**Unicorn Underwriting Limited** is registered in England. Company No. 6302201. Registered Office: 22 Bishopsgate, London. EC2N 4BQ. Unicorn Underwriting Limited is authorised and regulated by the Financial Conduct Authority.

UNI/PO/2021/V21.1