Unoccupied Direct Property Insurance

Insurance Product Information Document (IPID)

Vasek Insurance™

Company: This insurance is underwritten by HCC International Insurance Company plc. HCCII) trading as Tokio Marine HCC. HCCII is registered in England and Wales (Company Reg No: 01575839) with registered office at St Botolph Building, 138 Houndsditch, London EC3A 7DH. . HCCII is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority (Firm Reference Number 202655).
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This document provides a summary of the cover, exclusions and restrictions. It is not personalised to your individual selections. The full terms and conditions of this insurance, including the general policy limits, can be found in the policy wording which is available at: www.vasek.co.uk.

What is this type of insurance?

This is an insurance policy, for unoccupied residential properties, to provide cover for loss or damage to your property and/or contents within caused directly by fire, lightning, earthquake, explosion, storm, flood, weight of snow, escape of water, escape of oil, theft or attempted theft, riot, malicious damage, terrorism, collision, falling trees or branches, lampposts or telegraph poles, the breakage of tv, radio and satellite receiving equipment, subsidence, landslip, heave and a whole host of additional covers for your protection and peace of mind. Cover will only be provided for the sections you select.

Cover may vary depending on the information you provide to us or the level of cover you request, but this will be clearly shown in your policy documents and/or new business quote provided.

What is insured?

- ✓ **Buildings:** The costs of repairing, replacing or rebuilding your property up to the agreed sum insured, plus the costs of the additional covers provided.
- ✓ **Contents:** The cost of repairing or replacing the contents within your property, up to the agreed sum insured, plus the costs of the additional covers provided.
- ✓ **Accidental damage:** to the buildings and/or contents.
- ✓ **Legal Liability to the public:** Your legal liability as the property owner or occupier of the property up to £5,000,000 for bodily injury or damage to property caused by an accident happening at the property.
- ✓ **Accidents to domestic staff:** Your legal liability for accidental bodily injury anywhere in the world to your domestic staff employed in connection with the property up to £10,000,000.

What is not insured?

- ✗ Wear and tear or anything that happens gradually (for example, damp formed over a period of time due to blocked or poorly maintained guttering, or the mechanical or electrical failure of a television).
- ✗ The cost of replacing undamaged or remaining items or parts of the buildings which form part of a pair, set or suite following loss of or damage to the matching item(s).
- ✗ Loss or damage to domestic fixed fuel tanks in the open, swimming pools, tennis courts, drives, patios and terraces, gates and fences and contents in the open caused by storm, flood or weight of snow.
- ✗ Motor vehicles (other than garden machinery) caravans, trailers or watercraft or their accessories.
- ✗ Any property held or used for business purposes.
- ✗ Existing and deliberate damage occurring before the beginning of the period of insurance or caused deliberately by you.
- ✗ Loss or damage caused by computer virus or hacking.
- ✗ Damage caused by domestic pets.

Additional covers provided when the Buildings are insured

- ✓ Escape of Water from any fixed tank or apparatus, the maximum cover is £50,000, or £10,000 if a water tank is in the property
- ✓ Accidental Damage to: underground domestic pipes, water supply pipes, sewers, drains, septic tanks, blocked sewers, gas pipes and cables.
- ✓ Trace and Access costs for finding and repairing the source of water and oil leaks up to £50,000 or £10,000 if a water tank in the property.
- ✓ Additional Expenses for architects, surveyors, engineers, legal fees, debris removal, demolition, shoring/propping up and the costs of Government or local authority requirements.
- ✓ Landscaped Garden costs of repairing or replacing gardens damaged by the Emergency Services up to £25,000.
- ✓ Fire Extinguisher Expenses costs for replacing or refilling following damage at the property up to £5,000.
- ✓ Emergency Access Expenses costs for repairing the property following damage caused by the Emergency Services gaining access to the property up to £5,000.
- ✓ CCTV costs of repair or replacing following accidental loss or damage up to £5,000.
- ✓ Fly Tipping costs for removing illegally dumped items at the property up to £1,000 per incident.
- ✓ Buyers Benefit - anyone buying your property will have the benefit of the buildings section until the sale completes up to the buildings sum insured.

Are there any restrictions on cover?

! Certain limitations may apply to your policy. For example:
- monetary limits for certain items or types of cover.
- Endorsements may apply to your policy. These will be shown in your policy documents.

! Specific conditions may apply. These will be clearly shown in the endorsements on the policy schedule documents or in the policy wording under the section "General Conditions, Exclusions and Clauses which Apply to the Whole of this Insurance Policy" or, more specifically, in the cover sections on the right-hand side stating "What is not covered".

! You must retain utility bills relating to the home as we may request sight of these following a claim for loss or damage caused by escape of water from and frost damage to fixed water tanks, heating installations, apparatus or pipes.

! There is no cover for Subsidence or Heave of the site upon which the buildings stand or landslip whilst the buildings are undergoing any structural repairs, structural alterations, extensions or demolition.

Where am I covered?

✓ At the property you wish to insure in the United Kingdom, the Channel Islands and the Isle of Man.

What are my obligations?

- At the beginning of the period of insurance or when making changes to your policy, you must give complete and accurate answers to any questions you are asked relating to the insurance.
- You must tell us or your broker of you becoming aware of any inaccuracies or changes in the information you have provided to us, whether happening before or during the period of insurance.
- You must tell us or your broker if there are any changes to how the property is being used, as last disclosed to us and shown in the schedule.
- You must tell us or your broker if the property is going to become occupied in any way.
- You must tell us or your broker if any work is to be carried out at the property not already disclosed to us and shown in the schedule or if any disclosed works at the property change or cease.
- You or any member of your family receives a conviction for any offence except for driving.
- You must take all reasonable steps to prevent loss, damage or an accident and keep the buildings in a good state of repair.
- You must tell us about any event which might lead to a claim as soon as possible.
- When we are notified of a change or of any planned structural work we will tell you if this affects your policy. For example, we may amend the terms of your policy or require you to pay an additional premium. In certain circumstances we may cancel your policy in accordance with the "Cancelling This Insurance" section of the policy wording.

Failure to meet your obligations could result in a claim being rejected, a reduction in the amount we pay or the cancellation of your policy.

When and how do I pay?

You will be required to pay as soon as you proceed with cover or if it is a renewal then on or before your renewal date to maintain continuous cover. If however you use an insurance broker they will provide you with information of when and how to pay them. We also operate an interest free 0% direct debit facility so you can spread the cost of the premium over 12 months, full details of this facility can be found on our website or from your insurance broker.

When does the cover start and end?

This insurance cover is for a 12 month period, unless you have chosen a 3, 6 or 9 month policy, and the start and end date of the cover are specified in your policy schedule.

How do I cancel the policy?

You can cancel this insurance at any time by contacting your broker. After the 14 day cooling off period, provided you have not made a claim, you will be entitled to a refund of any premium paid, subject to a deduction for any time for which you have been covered, the administrative cost of providing the insurance and an administration fee may be charged.

There is no refund of premium for any insurance that is for a 3 or 6 months.