

Overseas Property Insurance

Insurance Product Information Document (IPID)



Company: Insure My Villa Limited, which is an appointed representative of Vasek Insurance Services Limited who are authorised and regulated by the Financial Conduct Authority under Firm Reference Number 309354 Registered in England and Wales. Reg No. 7641939

Product: Overseas Property Insurance - Sterling

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.insuremyvilla.com or through www.vasek.co.uk.

What is this type of insurance?

This is an insurance policy, for overseas or UK main homes of residence, 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 free additional covers for your protection and peace of mind.

Cover may vary depending on the information you provide to us, 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 or contents.
- ✓ **Legal Liability to the public:** Your legal liability as the property owner or occupier of the property up to £1,000,000 for any amount you become legally liable to pay for any one accident or series of accidents arising out of any one event.
- ✓ **Accidents to domestic staff:** Your legal liability for accidents to domestic staff up to £10,000,000 for any amounts you become legally liable to pay for any one accident or series of accidents arising out of any one event.



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 free when the Buildings are insured

- ✓ Accidental damage to any underground water or gas main, sewer or drain pipe or underground electricity or telephone cable up to £500 in total if the premises are situated outside the United Kingdom.
- ✓ Loss of rent or alternative accommodation up to 100% in the UK and 20% outside the UK of the buildings sum insured
- ✓ Trace and access costs for finding and repairing the source of water and oil leaks up to 10% of the buildings sum insured.
- ✓ Additional Expenses for architects, surveyors, engineers, legal fees, debris removal, demolition, shoring/propping up and the costs of Government or local authority requirements.
- ✓ Replacement locks cover for the costs of replacing locks following loss or theft of keys up to £1,000.
- ✓ Landscaped gardens costs of repairing or replacing gardens damaged by Emergency services up to £2,500.
- ✓ Fire Extinguisher Expenses costs for replacing or refilling following damage at the property up to £1,000.
- ✓ Emergency Access Expenses costs for repairing the property following damage caused by the Emergency Services gaining access to the property up to £2,500.
- ✓ CCTV costs of repair or replacing following accident loss or damage up to £2,500.
- ✓ Electrical power surge costs due to power surge, short-circuiting or abnormal electrical currents up to £1,500 per incident and £4,500 in total.
- ✓ Index Linking monthly increases in the building sum insured to cover inflation.



Additional covers provided free when the Contents are insured

- ✓ Loss of Rent or alternative accommodation up to 20% of the contents sum insured
- ✓ Electrical power surge costs due to power surge, short-circuiting or abnormal electrical currents up to £1,500 per incident and £4,500 in total.



Are there any restrictions on cover?

- ! Certain limitations may apply to your policy. For example:
 - the excess (the amount you have to pay on any claim);
 - 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 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 comply with all regulations/statutory conditions regarding the premises including, but not limited to:
 - Any requirement where the premises needs to be protected by a fire alarm system or any other fire protection.
 - If the premises are a holiday home let or permanently tenanted you must comply with all regulations and statutory conditions regarding the letting of the premises in the country where the premises are situated.
- ! All gas appliances fitted at the premises must be serviced by an appropriate qualified professional. A valid Gas Safety certificate must be in place at all times when the premises are let to tenant(s) and records kept for a minimum of 2 years. We may request sight of these if you wish to make a claim.
- ! 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.
- ! There is no cover for Subsidence or heave of the site upon which the buildings stand or landslip if the premises are situated outside the United Kingdom.



Where am I covered?

- ✓ At the property you wish to insure in the Overseas Country you have selected or United Kingdom, the Channel Islands and 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.
- Any changes to the type of tenant(s), as last disclosed to us and shown in the schedule;
- The property becomes unoccupied or unfurnished, becomes your permanent residence or becomes illegally occupied;
- Your property is going to be used for short periods each week or as a holiday home;
- Work is to be done on your property which is not routine repair, maintenance or decoration, for example any structural alteration or extension to your property;
- 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 guarantee continuous cover. If however you use an insurance broker they will provide you with information of when and how to pay them.



When does the cover start and end?

This insurance cover is for a 12 month period and the start date and end date of the cover are specified in your policy schedule.