

Unoccupied Property Insurance

Insurance Product Information Document

Company: AXIS Managing Agency Ltd

Product: Unoccupied Property Policy Level 1

This is a summary of cover available under the AXIS Managing Agency Ltd policy. It does not include all the policy benefits, limits and exclusions. Full terms and conditions can be found on your policy booklet (and accompanying schedule of insurance) that will be issued to you if you decide to take a AXIS Managing Agency Ltd policy. **You should read this document carefully and immediately upon receipt of it** and, if you have any queries, you should raise them with your insurance advisor.

What is this type of insurance?

This policy covers property insurance for unoccupied properties. Three different levels of cover are available; this Insurance Product Information Document will show just the Level 1 cover. This insurance provides cover for: Buildings, Landlords Contents (optional) and Property Owner's Liability.



What is insured?

- ✓ Fire
- ✓ Lightning
- ✓ Explosion
- ✓ Earthquake
- ✓ Terrorism
- ✓ Aircraft and other flying devices or items dropped from them
- ✓ Subsidence, heave or landslip
- ✓ £2,000,000 Property Owners' Liability



What is not insured?

- ✗ Damage to gates and fences due to falling trees , telegraph poles or lamp-posts
- ✗ Subsidence, heave or landslip damage to domestic fuel-oil tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the property was damaged at the same time by the same cause
- ✗ Theft or attempted theft of oil from storage tanks
- ✗ Any loss caused by wear and tear or any gradually operating cause
- ✗ Employers liability



Are there any restrictions on cover?

- ! Emergency access to the premises is subject to an aggregate maximum of £5,000 in any one period of insurance
- ! Where a single flat is the subject of this insurance policy, insurers' liability for loss or damage to the common parts of the building which the insured flat forms part of is limited to the percentage that said flat bears to the total number of flats forming the building. In any event, insurers' maximum liability will not exceed the sum insured stated
- ! Subsidence, heave and/or landslip cover will be excluded if the property is undergoing structural work



Where am I covered?

In the United Kingdom



What are my obligations?

- You must tell us in advance if you are planning to carry out any structural building work to the property insured
- If a part of the property is flat, you must have the flat roof area checked, and maintained where necessary, every 5 years
- You or your agent must inspect the property at least once every 30 days
- The property must be maintained in a good condition. We define this as secure, structurally sound, weatherproof, with no evidence of dry rot, infestation, rising damp and no damage to the roof or chimney
- The gas and electricity must be turned off at the mains UNLESS used to maintain the security and/or heating of the home



When and how do I pay?

Please speak to your insurance advisor who will be able to advise you when and how to pay.



When does the cover start and end?

Please see your Cover Summary or your Schedule for the inception date and the policy term.



How do I cancel the contract?

- There is a 14 day cooling off period, where if you decide that you do not wish to proceed then you can cancel this insurance by contacting your insurance advisor within 14 days of either:
 - the date you receive your policy documentation; or
 - the start of the period of insurancewhichever is the later.
- If it is outside of the 14 day cooling off period, then you can cancel this insurance by contacting your insurance advisor, there will also be a £5.00 ABACUS cancellation charge in addition to any charges/fees made by your Insurer or Insurance advisor.
- We may cancel your insurance by sending 30 days notice by registered post to your correspondence address shown in the schedule. We will return any premium you have paid for any period of insurance left and we will not change any cancellation penalties such as administration charges.