

COMPANY AZUR UNDERWRITING LIMITED PRODUCT NICHE HOME

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UNDERWRITTEN BY

American International Group UK Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority (FRN 781109) and Prudential Regulation Authority. American International Group UK Limited is a company registered in England & Wales (company number 10737370) with a registered office at The AIG Building, 58 Fenchurch Street, London EC3M 4AB.

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This document provides a summary of the key information that relates to your Niche Home insurance policy. It is not personalised to your individual needs. Please refer to your policy documentation for full details of your cover and the terms and conditions.

WHAT IS THIS TYPE OF INSURANCE?

This is home insurance which provides you with a broad range of cover for your home and contents, your collections and legal liability and expenses. The home section of the policy provides you all risks cover for your home, outbuildings and other permanent structures. Contents insurance provides worldwide cover for your general contents such as clothing, household goods and personal possessions. Family plus legal expenses provides you with legal advice and cover for legal costs and expenses incurred in a covered legal dispute.



WHAT IS INSURED?

Cover for your property – we will pay for:

- ✓ Reconstruction cost – the reconstruction cost of your home up to the sum insured.
- ✓ Contents replacement – the cost to repair or replace your contents up to the sum insured.
- ✓ Collections cover – all risks cover for your fine art, jewellery and private collections up to the sum insured.
- ✓ Newly acquired items – up to 10% of the contents sum insured for newly acquired items insured for up to 60 days without notification.
- ✓ Garden and landscaping – we will pay up to 10% of the sum insured for garden or landscaping, but no more than £2,500 for any one tree, shrub or plant up to a maximum of £25,000.

Cover for you:

- ✓ Legal liability – we will pay damages you are legally obliged to pay for personal injury or property damage (up to the limit shown on your schedule).
- ✓ Family Legal Expenses Insurance provides you and your family with access to telephone legal advice, along with insurance cover for legal costs and expenses should you experience one of the legal problems covered by this section of the policy.
- ✓ Alternative accommodation – we will pay up to 25% of the buildings or contents sum insured to cover any reasonable increase in living expenses for up to a maximum of 2 years if a covered loss makes your home uninhabitable.



WHAT IS NOT INSURED?

The following list is not exhaustive. More information can be found in your policy documentation.

Cover for your property excludes:

- ✗ Loss or damage to business property.
- ✗ Loss or damage caused by dishonest or criminal acts.
- ✗ Loss or damage caused by faulty, inadequate or defective planning.
- ✗ Loss or damage caused by frost.
- ✗ Loss or damage caused by gradually operating causes, deterioration, mechanical/electrical breakdown or wear and tear.
- ✗ Loss or damage by intentional acts by you or a family member.
- ✗ Loss or damage caused by mould.
- ✗ Subsidence to external property such as patios, swimming pools, boundary walls etc. unless there is also subsidence to the main home.
- ✗ Loss or damage to any item while in transit which is not suitably packed relative to its value.

Legal expenses cover excludes:

- ✗ Disputes arising from a loan, mortgage, pension, investment or borrowing.
- ✗ Employers disciplinary hearings or internal grievance procedures.
- ✗ Civil claims where lawyers appointed for you believe you are more likely to lose your case than win it.
- ✗ Costs you incur before we have agreed to cover your claim.
- ✗ Legal problems that started before the date your cover begins.
- ✗ Fines, penalties, compensation or damages you are ordered to pay by a court or other authority.



ARE THERE ANY RESTRICTIONS ON COVER?

- | You will have to pay the first part of most claims (the excess).

Limits which apply:

- | Limits which apply to each section of cover are shown in your policy schedule.
- | If the home is unoccupied and you did not notify us an excess of 5% of the home sum insured will apply unless a higher excess already applies as shown in the schedule.
- | We will at our option decide whether to replace the item as new, if a replacement is not available we will replace it with an item of similar quality; or make a cash settlement for the value at which we could replace the item.
- | Money, bankers drafts, bank notes, postal orders, cheques, gold, silver or platinum bullion or ingots – £500
- | Outdoor Items – £10,000.
- | Business equipment up to £30,000.
- | Wine up to £2,500.
- | Pedal cycles up to £500.
- | Quad bikes up to £500.
- | Legal Expenses up to £250,000 apart from Education appeals and Planning Application refusal appeals at £5,000



WHERE AM I COVERED?

- ✓ At the residence listed on your schedule.
- ✓ Contents covered anywhere in the world.



WHAT ARE MY OBLIGATIONS?

- Always ensure that any information provided to us is accurate, complete and up-to-date.
- Always maintain your home in a good state of repair and try to prevent accident or injury, as well as protecting your property against loss or damage.
- Let us know before you start having any work to extend, repair, renovate, build, decorate or demolish any part of the buildings or other permanent structures if the estimated cost of this work is more than £50,000 in total.
- Tell your broker if your home is going to be unoccupied or unfurnished for more than 60 days.
- Pay your premium.
- Keep the sums insured at a level which represents the full value of the property.
- Notify your broker immediately upon filing or service of legal documents initiating your bankruptcy, or insolvency or any non-motoring convictions.
- Notify us as soon as it is reasonably practical after an event which may give rise to a claim.
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WHEN AND HOW DO I PAY?

Your broker will discuss your payment options – e.g. payment in full at time of purchase or, where applicable, payment by instalments.



WHEN DOES THE COVER START AND END?

Cover starts on the date you take the policy out. It will last from the policy start or renewal date for 12 months, unless it is cancelled by you or us before it ends. (Note that policies of less than 12 months may be accommodated).



HOW DO I CANCEL THE CONTRACT?

You can cancel cover at any time by notifying us in writing of the future date that the cancellation is to take effect. Refer to general conditions within the policy wording for full details of cancellation terms.