

Commercial Property Owners

Insurance Product Information Document

Company: Matrix Underwriting Management Limited

Product: Property Owners Policy

Registered Address: Matrix Underwriting Management Limited whose registered office is at Hornigals Little Tay Road, Feering, Colchester, Essex, England CO5 9RS (registered number 07448162). Matrix Underwriting Management Limited is regulated by the Financial Conduct Authority, financial services number 537923
This policy is provided by Matrix Underwriting Management on behalf of Amtrust Europe Limited.

The following summary does not contain the full terms and conditions of the contract, which can be found in your policy documentation. The sums insured for your selected covers are shown in your policy schedule.

What is this type of insurance?

This landlord insurance product is for commercial property owners that is tenanted on a commercial let basis and provides cover to Buildings and Landlord's Contents, Rental Income and Property Owners Liability caused by a defined peril, which happens within the geographical limits.



What is insured?

The maximum amount we will pay to rebuild the premises or replace the contents is as stated on your schedule.

Section 1: Buildings

- ✓ Physical damage to property insured caused by a defined peril at the premises.
- ✓ Defined perils (Fire, Lightning, Explosion, Aircraft, Riot, Theft, Earthquake, Storm, Flood, Sprinkler Leakage, Escape of water, Impact, malicious damage, Subsidence)

Extensions

- ✓ Removal of debris costs
- ✓ Landlords Contents (where this item is insured in the policy schedule)
- ✓ Automatic reinstatement of the sums insured
- ✓ Purchaser protection
- ✓ Services to property to which you are responsible
- ✓ Additional metered water charges
- ✓ Book Debts
- ✓ Capital Additions to the property insured
- ✓ Damage to landscaped gardens
- ✓ Damage to cables and underground pipes
- ✓ Protection against illegal fly tipping on within the boundaries of the premises.
- ✓ Damage to glass
- ✓ Protection against Illegal Cultivation of Drugs
- ✓ Personal Possessions
- ✓ Removal of Debris – Tenants Contents
- ✓ Theft of keys
- ✓ Trace and access of damage from escape of water
- ✓ Protection against unauthorised use of utilities
- ✓ Architects, Surveyors, Legal and Consulting Engineers Fees

Section 2: Rental Income

- ✓ Loss of Rent Receivable arising from Damage to Property Insured by a defined peril

Extensions

- ✓ Cost of alternative residential accommodation
- ✓ Alternative Trading
- ✓ Automatic rent review
- ✓ Denial of access
- ✓ Murder/suicide Infestation and defective sanitation
- ✓ Loss of attraction
- ✓ Failure of public utilities
- ✓ Cover for increase in rental income due to capital additions
- ✓ Protection against bomb scare or unlawful occupation



What is not insured?

Unless otherwise stated in the policy documents:

Section 1: Buildings & Section 2: Rental Income

- ✗ Non-insured perils
- ✗ Buildings or structures under construction
- ✗ Maintenance or routine decoration
- ✗ Pavements and moveable property in the open, including garden furniture & plants
- ✗ Theft, unless forcible and violent entry or theft to fabric of Buildings
- ✗ Explosion of boilers or other apparatus, or pressure vessels
- ✗ Subsidence as a result of costal or river erosion, faulty or defective workmanship or collapse, cracking, shrinkage or settlement of new Building(s) or any part of
- ✗ Corrosion, rust, rot, shrinkage, evaporation, loss of weight, dampness, dryness, marring, scratching, vermin or insects
- ✗ Pollution or Contamination
- ✗ Unexplained disappearance
- ✗ Mould, fungi, spores, bacteria, microorganisms
- ✗ Loss of market or consequential loss
- ✗ Specified circumstances relating to subsidence, ground heave, landslip, storm or flood including by the change in water table levels or the failure of tanking within basements and cellars
- ✗ Settlement or movement of made up ground
- ✗ Loss, Damage, liability, cost or expense, in any way caused by or resulting from
 - a) infectious or contagious disease;
 - b) any fear or threat of a): or
 - c) any action taken to minimise or prevent the impact of a)

What is insured? (Cont.)

Section 3: Property Owners' Liability

- ✓ Legal Liability in respect of:
 - Injury to any person;
 - Damage to Property; and
 - Nuisance.

Extensions

- ✓ Liability arising out of defective premises legislation
- ✓ Wrongful arrest
- ✓ Cross liabilities
- ✓ Compensation for court attendance
- ✓ Corporate manslaughter legal defence costs

What is not insured? (Cont.)

Section 3: Property Owners' Liability

- ✗ Injury to Persons Employed
- ✗ Pollution or contamination
- ✗ Vehicles, vessels and craft



Are there any restrictions on cover?

In addition to the exclusions listed above, endorsements which restrict your cover may also apply to your policy. These will be shown in your policy documents.

- ! Cover is restricted to the limits of liability shown in Schedule and is subject to any applicable Excess payable by you in the first instance and the payment of Premium when due



Where am I covered?

- ✓ United Kingdom, the Channel Islands or Isle of Man



What are my obligations?

- You must comply with the terms and conditions of this policy. Failure to do so could affect your cover
- The sum insured must be enough to cover the cost of reinstating the property in its present form
- To minimize any damage caused and to avoid interruption or interference with the business and to prevent further injury or damage
- Tell your insurance broker as soon as possible if the information set out in your statement of fact or your schedule is incorrect
- Tell your insurance broker as soon as possible of any change in circumstances, in particular, changes to the address of the property insured, the sums insured, the use of the building, if the type of tenant changes, if an eviction notice is served to your tenant(s), if the property becomes unoccupied or part unoccupied and any changes to the structure of the building including any renovation works, building works or structural works
- You must take reasonable care to give us complete and accurate answers to any questions we ask – whether you are taking out, renewing or making changes to your policy
- You must ensure that all pipes are adequately lagged to prevent freezing, and heating is maintained at a minimum of 5°C between 31st October and 31st March
- If you wish to make a claim, please contact AmTrust Europe Claims Team 0115 934 9818 (lines are open 9am - 5pm Mon-Fri, calls are charged at standard rate) Email: newclaimsproperty@amtrustgroup.com as soon as possible. When submitting a claim please provide your policy number which can be found on your policy schedule and tell the police immediately if loss or damage has been caused by theft, attempted theft or malicious acts or vandalism
- You must notify us about any event which may lead to a claim as soon as possible and **within 14 days** of the discovery of an occurrence that may give rise to a claim
- Pass immediately, and unacknowledged, any letter of claim to us
- Carry out and permit to be taken any action which may be reasonably practicable to prevent further Injury, damage or loss of rent. No property may be abandoned to the Underwriters whether taken possession of by the Underwriters or not.



When and how do I pay?

Please speak to your insurance broker detailed on your policy schedule who will be able to confirm this information.



When does the cover start and end?

Cover starts and ends as selected. This is shown on your schedule as the Period of Insurance



How do I cancel the contract?

You can cancel your policy at any time by contacting your insurance broker as shown on your schedule.

If you cancel your policy before it is due to start, we will return any premium paid in full. If you cancel within 14 days of your policy starting (this period is referred to as the cooling off period) and should the policy not meet your needs, we will return any premium paid in full provided that you have not made, and do not intend to make, a claim. If you cancel at any other time during the period of insurance, we will return any premium paid as shown in your schedule less a pro-rata amount, less an administration charge of up to 10% of the unexpired premium, for the period your policy has been in force, provided a claim has not occurred in the current period of insurance, then no premium will be returned to you