

Landlords' Legal Solutions

Insurance Product Information Document

Company: ARAG plc

Product: Landlords' Legal Solutions

ARAG plc is registered in England (Company No. 02585818). Registered Office: 9 Whiteladies Road, Clifton, Bristol BS8 1NN. ARAG plc is authorised and regulated by the Financial Conduct Authority (FCA registered number is 452369).

Please refer to your policy wording for full details of contract terms and conditions as well as pre-contractual information we are required to disclose to you.

What is this type of insurance?

Landlords' Legal Solutions protects private residential landlords against paying legal costs to recover possession of property and rent arrears, to pursue claims for property damage, nuisance and trespass and to defend landlord prosecutions. You can also access a free 24/7 landlord legal advice helpline and our landlord legal services website which allows you to create legal documents on line - such as a Section 8 notice or letter to chase rent arrears.



What is insured?

The insurer will pay solicitors and barrister's fees, court costs and your opponent's costs up to £50,000 if the court awards costs against you for the following:

- ✓ **Repossession**
A claim for repossession of private residential rented property where there is a mandatory legal ground on which you can rely to recover possession.
- ✓ **Property damage nuisance and trespass**
We will pursue a claim to obtain compensation or relief if your property or contents are damaged or affected by a public or private nuisance or trespass.
- ✓ **Recovery of rent arrears**
- ✓ **Accommodation and storage costs**
If you are unable to access your property to live in it yourself the insurer will contribute towards the cost of alternative accommodation for you and storage of your household contents.
- ✓ **Prosecution defence**
Where it is alleged you have committed an offence in your capacity as a landlord.
- ✓ **Contract**
A dispute arising out of an agreement or alleged agreement which you have entered into to buy goods or services for the benefit of your property.
- ✓ **Tax**
A formally notified enquiry into your personal tax affairs.
Provided that:
 - i) all returns are completed and have been submitted within the statutory timescales permitted; and
 - ii) you keep proper records in accordance with statutory requirements.



What is not insured?

- ✗ Claims that do not have a 51% chance or more of success.
- ✗ Circumstances existing before your cover starts.
- ✗ Costs that you incur without our consent or which exceed the sum we would pay a law firm from our panel.
- ✗ If your tenancy agreement started before you take out Landlords' Legal Solutions you will not be able to claim for a dispute with your tenant during the first 3 months of your cover.
- ✗ Prosecution of violent or dishonest acts, sexual or alcohol-related offences, illegal immigration and money laundering is excluded.



Are there any restrictions on cover?

- ! Landlords' Legal Solutions is not available for HMOs, social housing or leasing commercial premises.
- ! Claims must be reported to us during the period of insurance.
- ! Accommodation costs are limited to £175 per day and up to £5,250 in total.
- ! Storage costs are limited to £50 per week and £300 in total.
- ! We will choose your lawyer from our panel unless there is a conflict of interest or the point has been reached at which proceedings need to be issued.
- ! Construction work, or designing, converting or extending any building where the contract value exceeds £10,000 including VAT.
- ! Your business activities, trade, venture for gain, profession or employment other than an agreement that you have entered into because you are a landlord.



Where am I covered?

Your rented property must be located in Great Britain or Northern Ireland.



What are my obligations?

- Claims must be reported to us as soon as you are aware of the claim, within the period of insurance, and if rent is overdue within 30 days of your tenant's default.
- If rent is in arrears, you must be able to provide evidence that you have demanded overdue rent in writing.
- You must have correctly served the necessary legal notice on your tenant to leave the property.
- You must co-operate with us and the lawyer we appoint to conduct your claim.



When and how do I pay?

The person who sells your Landlords' Legal Solutions policy will tell you whether you need to pay a separate premium for this cover or whether it is automatically included in the sum you pay for your let property insurance policy or managing agent's fee. If you are charged a separate premium it can be paid by the same method at the same time as you pay for your let property insurance or agent's fee.



When does cover start and end?

Cover starts and ends at the same time as your let property insurance policy or when your tenancy agreement begins if your policy has been bought from your property managing agent; unless you have paid a separate premium for Landlords' Legal Solutions and wish to cancel your cover at any other time.



How do I cancel the contract?

Where your premium for Landlords' Legal Solutions has been included within your let property insurance premium or managing agent's fee, it cannot be cancelled independently from your let property insurance policy or agency agreement and the contract will run for as long as that insurance or agency agreement stays in force. If you have paid an additional premium for Landlords' Legal Solutions, you can cancel within the first 14 days of receiving your policy and obtain a full refund provided that we have not accepted a claim. Tell the person who sold your policy to you that you wish to cancel. They will decide what refund, if any, is due for the time you have not used if you cancel after the first 14 days.