

Let Property Legal Expenses Insurance

Insurance Product Information Document

Company: Lexelle Limited

Product: Let Property Legal Expenses

Lexelle Limited is authorised and regulated by the Financial Conduct Authority. (FCA Registration Number 312782)

This insurance is underwritten by Financial & Legal Insurance Company Limited who is authorised by the Prudential Regulation Authority and is regulated by the Financial Conduct Authority and the Prudential Regulation Authority. (FCA Registration Number 202915)

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This document provides a summary of the key information relating to this insurance policy. Complete pre-contractual and contractual information on the product is provided in the full policy documentation.

What is this type of Insurance?

This cover will reimburse the policyholder for legal costs up to a maximum of £50,000 for the list of insured incidents that are related to the Insured's Second Property (including Static Caravans and Park Homes) including short periods lets and as detailed in the What Is Insured section below.



What is insured?

- ✓ **24x7 Free Legal Advice Line** – Free legal advice on personal legal matters falling under the sections of cover provided by this policy.
- ✓ **Contract Disputes** – Negotiation of the policyholder's legal rights in the event of a dispute arising from an agreement including buying, selling or hiring any goods or services.
- ✓ **Property Protection** – Cover for civil actions relating to the land, building or contents of your let property.
- ✓ **Legal Defence** – Defence against any prosecution made against you arising from letting your let property.
- ✓ **Identity Theft**: This section of the policy provides cover to reimburse you for reasonable costs you incur that are caused by another party stealing and using your identity that then wrongly effects your credit rating or you wrongly being responsible for a debt.



Are there any restrictions on cover?

- ! The policy will expire one calendar year from the date it was issued.
- ! Pursuit of a claim outside the jurisdiction of the courts of England & Wales, Scotland and Northern Ireland.
- ! Prior to any proceeding you must use the representative or solicitor's nominated and appointed by us.
- ! In no case will we pay out more than £50,000 during the Duration of Cover.
- ! Any claim that occurs outside of the policy period.



What is not insured?

- **Contract Disputes:**
 - ✗ Where a contract relates to your profession, business or employment including letting out your let property).
 - ✗ A lease, licence or tenancy of land or buildings including your let property.
 - ✗ Any construction work/building or home extension other than your let property where the sum in dispute must be over £10,000.
- **Property Protection:**
 - ✗ The first £250 of your legal costs incurred in an accepted claim relating to trespass, or nuisance.
 - ✗ Any disputes relating to ownership or land including boundary disputes other than your let property.
 - ✗ Any claim relating to a building or land other than your let property.
 - ✗ Any claim relating to a motorised vehicle, mining or subsidence.
 - ✗ Any disputes relating to ownership of any land including boundary disputes other than at your let property that predate the period of insurance or within the first 180 days of this cover.
- **Legal Defence:**
 - ✗ Any claim where you plead or are advised to, or it is recommended that you should plead guilty by the appointed repetitive or duty solicitor
 - ✗ Where there are not reasonable prospects of being acquitted of all charges.
 - ✗ Where you are not acquitted.
 - ✗ Any claim not arising from you letting of the let property.
- **Identity Theft:**
 - ✗ Any incident that does not wrongfully adversely affect your credit rating or result in you wrongfully being responsible for a debt.
- **General:**
 - ✗ Where you do not own the let property and you do not have written authority from the owner to sub-let the let property.
 - ✗ Any claim relating to or caused by you letting the let property or against a tenant or their guest.
 - ✗ Where the let property is a Home of Multiple Occupation (HMO), B&B or hotel.



Where am I covered?

You are covered within the United Kingdom of Great Britain and Northern Ireland.



What are my obligations?

You must provide full and accurate information to all questions asked. Your answers must be true to the best of your knowledge and belief. Your answers will form part of the statement of facts on which your policy will be based. If you become aware that information you have given us is inaccurate or has changed, you must inform us as soon as possible. Failure to do this may invalidate your policy and claims may not be paid.



When and how do I pay?

Your premium will be payable to the broker or agent that you chose to purchase this policy from. Full details of the premium paid will be detailed on your policy schedule.



When does the cover start and end?

Your cover start date and end date will be detailed on your policy schedule.



How do I cancel the contract?

If you decide that for any reason, this policy does not meet your insurance needs then please return it within 14 days from the date of purchase or the day on which you receive your policy documentation, whichever is the later, provided that no claims have been made or are pending, the premium will be refunded in full.

If you wish to cancel after the 14 day cooling off period, please contact the organisation from whom you bought your policy, and provided that no claims have been made or are pending, you will be entitled to a pro-rata return of premium.