

Landlord Legal Expenses & Rent Guarantee Insurance POLICY SCHEDULE

In return for payment of the Premium specified in this Schedule and based on any information that the Insured, or anyone acting on their behalf, has provided to the Coverholder or to Temple, the Insurer will indemnify the Insured on the terms and conditions contained in this Schedule and the Policy Wording.

This Schedule forms part of the contract between the Insured and the Insurer and is based on information provided in the proposal form or provided by the Insured to the Coverholder which results in the issue of this Schedule. Any changes to information and/or new material information must be provided promptly to Temple or to the Coverholder and the Insured has a duty to continue providing any material information that may arise during the Period of Insurance. Any provision of incomplete or inaccurate information or failure to provide new material information promptly may affect how claims are settled under this Policy or may result in cancellation of this Insurance.

Policy Number: MWI-4261238758	Policy Wording Reference: Landlord Legal Expenses & Rent Guarantee Insurance
Insured: Mr Pratik Chowdhury	
Risk Address: 458 Ground floor Ashoke Road Kolkata 700086	

Period of Insurance:	From: 28th May 2025	To: 27th May 2026	(Both dates inclusive)
-----------------------------	---------------------	-------------------	------------------------

Insured Section	Limit of Indemnity	Cover Provided	Minimum Amount in Dispute	Excess
1. Rent Recovery	£100,000 / £1,000,000 Aggregate	Operative	£1,000	£250
2. Property Damage	75% up to £100,000 £1,000,000 Aggregate	Operative	£1,000	£250
3. Nuisance	£100,000 Any one Claim £1,000,000 Aggregate	Operative		£250
4. Property Disputes	£100,000 Any one Claim (75% Service Charge Claims) £1,000,000 Aggregate	Operative	£1,000 (Service Charge)	£250
5. Contract	75% up to £100,000 £1,000,000 Aggregate	Operative	£1,000	£250
6. Health & Safety	£100,000 Any one Claim £1,000,000 Aggregate	Operative		£250
7. Tax Investigations	£100,000 Any one Claim £1,000,000 Aggregate	Operative		£250
8. Eviction & Repossession	£100,000 Any one Claim £1,000,000 Aggregate	Operative		£250
9. Rent Guarantee	£2,500 Per Month £25,000 Aggregate	Operative		£500 or 1 month
10. Attendance	£100 Per Day £1,000 Aggregate	Operative		£250

InsuredSection	Limit of Indemnity	Cover Provided	Minimum Amount in Dispute	Excess
Legal Advice Helpline		Operative		
Co-Insurance:	40% of each and every claim where the Insured chooses to use a solicitor who is not selected by Temple and where the Insured's chosen solicitor does not agree to Temple's standard charging rates	Appointed Representative:	Temple Solicitors	
Premium: £340		IPT: £40.8	Total Premium Payable: £380.80	
Coverholder: Moneywise Investments PLC			Date of Issue: 27th May 2025	

Temple Legal Protection Limited, Head Office & Registered Office: One, Bell Court, Leapale Lane, Guildford GU1 4LY

Registered in England & Wales No. 3698194

Temple Legal Protection Limited is authorised and regulated by the Financial Conduct Authority