

BASIS OF COVER

Cover is arranged in the name of the Landlord Eaton Square Properties Ltd.

The policy provides cover for loss or damage unless otherwise stated, including (but not limited to) the risks of Fire, Lightning, Explosion, Earthquake, Aircraft or articles dropped therefrom, Storm or Flood, Escape of Water or Oil, Riot, Malicious Damage, Theft or Attempted Theft, Subsidence, Impact or Accidental Damage.

Full terms, conditions and exclusions are detailed in the policy documentation which can be obtained from Realty.

Realty's Terms of Business are available on request.

Please remember that the policy is not a maintenance contract.

POLICY WORDING ENHANCEMENTS

With effect from renewal the policy wording has been enhanced to increase the cover provided under the following extensions to cover:

The allowance for **Loss of Rent, services charges and/or the cost of alternative accommodation** following damage by an insured cause, has been increased from 25% to 30% of the Building Sum Insured.

The allowance in respect of **Eviction of Squatters Expenses** is increased to £100,000 any one occurrence and £250,000 in the aggregate.

The allowance in respect of **Fly Tipping Expenses** is increased to £100,000 any one occurrence and £250,000 in the aggregate.

The allowance in respect of **Dilapidations Expenses** is increased to £100,000 any one occurrence

Eaton Square Block Policy Fact Sheet

INSURANCE ACT - FAIR PRESENTATION

We would remind you that following the implementation of the Insurance Act 2015, policyholders are now required to provide the insurers with a 'fair presentation of the risk'. Any information needs to be provided to the insurers in a clear and accessible format. In practice, to provide the insurers with a fair presentation of the risk (i.e. your property) you need to ensure that you provide them with details of any changes which might alter their view of the risk.

Examples would include if there is going to be a change of use (for example if the property is changing from an office to a private dwelling), if the property is undergoing works or is vacant. If you are unsure as to whether something is relevant please contact us to discuss.

YOUR REALTY TEAM

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