

Property Owners Policy

Important Notice to Policyholder (applicable from the Effective Date shown on your Renewal Schedule)

We continually review Our product offerings in Our aim to ensure the cover provided is competitive in an ever-changing market. We have reissued Your policy wording to reflect changes to the cover. This notice is to advise You of the important updates.

The changes, summarised below, take effect from the renewal date. **Please note that these changes may apply to aspects of the policy of insurance for which cover has not been provided.** Please therefore read all Policy documentation carefully as this will confirm the cover provided. Please contact Your broker, intermediary or Agent, should You have any questions.

Your policy wording and documentation changes are summarised as follows:

General Definitions

- **Property** : amended from Material property to Physical property.

General Conditions

Following Condition is amended:

- **G Unoccupancy** – is updated to a condition precedent to Our liability.

Following Condition is added:

- **L Sanctions, Prohibitions or Restrictions**

Claims Conditions

Following Condition is amended:

- **1 Conditions Precedent**

General Exclusions

Following Exclusion is added:

- **7 Infectious or Contagious Disease**

Following Exclusions are amended:

- **1 War, Government Action and Terrorism** – excludes loss destruction or damage of property except as provided for by Denial of Access under the Rent Receivable Section and the Terrorism Section, where insured.
- **6 Computer Virus and Hacking** – this Exclusion doesn't apply to Policy Extension 1 Engineering Breakdown.

Section 1: The Structure

Following Extension is amended:

- **43 Incombustible Reinstatement** – maximum any one occurrence £250,000.

Following Condition is amended:

- **7 Felt / Flat Roof Condition** is renamed **Roof Condition** and further defined to include a 'roof with a pitch of 12.5 degrees or less'. Any recommendations for improvements following inspection must be carried out within 28 days as opposed to immediately.

Section 2: Landlords Contents

Following Definition is amended:

- **Landlords Contents** – Fixtures and fittings amended for clarity.

Following Condition is amended:

- **6 Felt / Flat Roof Condition** is renamed **Roof Condition** and further defined to include a 'roof with a pitch of 12.5 degrees or less'. Any recommendations for improvements following inspection must be carried out within 28 days as opposed to immediately.

Section 3: Public Liability

Following Extension is amended:

- **11 Environmental Statutory Clean Up Costs** – amended to exclude pollution or contamination caused by or arising from Virus or similar mechanism or Hacking. New definitions for Virus or Similar Mechanism and Hacking added to this Extension.

Section 4: Rent Receivable

Following Extension is amended:

- **7 Contingency Rent Extensions for Landlords Protection** –
 - point **iv c** of sub-paragraph **a** Denial of Access has reference to 'or diseases' removed in view of the addition of General Exclusion 7 Infectious or Contagious Diseases.
 - Tuberculosis is added to the diseases in **i a** of sub-paragraph **b** Disease

Following Condition is amended:

- **6 Buildings Awaiting Sale** – reference to London Interbank Offered Rate (LIBOR) replaced with the Sterling Overnight Index Average rate (SONIA).

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Section 8: Commercial Legal Expenses

Following Definitions are amended:

- **Countries Covered** – Macedonia is replaced with North Macedonia.
- Cover is replaced with **Terms of the Agreement**.
- **Date of Occurrence** – added an additional point f for Insured Incident K Rent Arrears.
- **Short Term Let** – can be an electronic agreement as well as a written agreement.
- Making a Claim & Reporting the claim, the telephone number has changed from 0345 878 5024 to 0345 878 5033

Following Insured Incidents have been amended:

- **3 Employee Civil Legal Defence** – legal rights must arise from their work 'as an Employee'.
- **D Contract Disputes** – amount in dispute must exceed £250 including VAT.
- **E Tenancy Disputes** – the tenancy dispute must relate to the terms of the lease or tenancy agreement applying at the Premises.
- **F Debt Recovery** – the debt must exceed £250 including VAT.
- **H Personal Injury** – the counter-claim referred to in Exclusion 3 must be an Insured Incident under the Commercial Legal Expenses Section of the Policy.
- **J Commercial and Residential Leased or Let Property** - element d Nuisance and Eviction of Squatters wording updated to note in England, Wales and Scotland squatting in residential properties is a criminal offence and therefore please contact the police in the first instance.
- **K Rent Arrears**
 - acceptable rental agreements have been updated.
 - Rent Arrears paid whilst the tenant still occupies the Let Property is amended to a maximum period of 12 months.
 - Rent Arrears will only be paid if it is more likely than not that the repossession of the Let Property will succeed.
 - We must be notified if you receive payment of Rent Arrears after notifying a claim for Rent Arrears and if We have already made a payment in respect of Rent Arrears You must repay the sum received to Us immediately.

- **K Rent Arrears continued**

– Two additional Exclusions in respect of Rent Arrears have been added; excludes:

- any repossession that is halted or delayed or prevented from starting due to legislation, government or court guidance, court systems or court rules.
- Rent Arrears or rent deferred prior to the Policy start date and rent reduction agreed at any time.

Following Conditions are amended:

- **1 Your representation** – wording updated and point b amended to include Rent Arrears.
- **2 Your responsibilities** – no longer a condition precedent to liability.

How to make a Complaint – wording updated.

References to DAS Law Limited removed.

Policy Extension 1: Equipment Breakdown

Following Definitions are amended:

- **Breakdown** – includes Electronic Derangement.
- **Electronic Derangement** – exclusion iv amended to state 'Exclusion 2 below' which excludes a Cyber Event.

Following Additional Cover is amended

- **2 Computer Equipment** – cover at any situation amended to include 'in the United Kingdom, the Channel Islands, the Isle of Man'.

Following Additional Condition is amended

- **2 Back Up Records** – You must back up original data at least every 7 days and take precautions so all data is stored safely.

Important Information

- How to complain is updated. The email address to send your complaint is added: Email: complaints@nig-uk.com.
- Please quote your Policy number in all correspondence.
- Details of NIG's complaints procedures can be found on the NIG website: www.nig.com/contact-us/complaints

NIG PO NTP 1221 Std.