

LANDLORDS LEGAL EXPENSES INSURANCE



FIRST FOR JUSTICE

INSURANCE PRODUCT INFORMATION DOCUMENT

Company: DAS Legal Expenses Insurance Company Ltd

Product: Property Let Legal Protection

DAS Legal Expenses Insurance Company Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority (FRN202106) and the Prudential Regulation Authority. Registered in England and Wales.

This document is a summary of the insurance cover and restrictions. Please refer to your policy documentation for full details of your cover and the terms and conditions.

WHAT IS THIS TYPE OF INSURANCE?

Property Let Legal Protection Insurance provides you with access to telephone legal advice, along with insurance cover for legal costs and expenses should you experience one of the legal problems relating to the letting of your property covered by this policy.



WHAT IS INSURED?

Repossession

- ✓ Regaining possession of your property from your tenant

Property Damage

- ✓ Disputes relating to someone causing damage to your property

Eviction of Squatters

- ✓ Eviction of someone living in your property without your permission (other than your tenant or ex-tenant)

Rent Recovery

- ✓ Recovery of rent owed by your tenant where it has been overdue for at least a month

Rent Arrears

- ✓ Payment of rent arrears where your tenant is still in your property

Legal Defence

- ✓ Defence of criminal prosecutions relating to the letting of your property or defence of an appeal under disability discrimination legislation

Hotel Expenses

- ✓ Payment of hotel costs while you try to gain possession of your property

Storage Costs

- ✓ Payment of costs to store your household possessions while you are unable to occupy your property after termination of your tenancy agreement

Helplines

- ✓ Legal advice
- ✓ Tax advice
- ✓ Domestic assistance
- ✓ Counselling service



WHAT IS NOT INSURED?

- ✗ Claims where the lawyer we appoint for you does not believe you will be more likely than not to win your case
- ✗ Costs you incur before we have agreed to cover your claim
- ✗ Legal problems that started before the date your cover begins
- ✗ Costs which exceed your policy limit of £50,000 for any one claim
- ✗ Fine, penalties, compensation or damages you are ordered to pay by a court or other authority
- ✗ Any matter to do with rent, rate or land tribunals, rent assessment committees or rent officers
- ✗ A dispute with your tenant within 90 days of taking out cover, if the tenancy started before you took out this policy
- ✗ Contractors' charges arising from the use of our domestic assistance helpline
- ✗ Claims reported more than 90 days after the date you should have known about the insured incident



ARE THERE ANY RESTRICTIONS ON COVER?

You are not covered for:

- ! The use of your own lawyer. We will appoint a lawyer or other professional for you. You may choose your own lawyer only when legal proceedings start or if there is a conflict of interest
- ! **Repossession** claims where:
 - your property is not let under an assured shorthold, short assured or an assured tenancy under the 1988 Housing Act, Housing (Scotland) Act or The Private Tenancies Order 2006 (Northern Ireland)
 - you have not provided the tenant with the correct notices
- ! **Property Damage** claims where the amount in dispute is £1,000 or less
- ! **Rent Arrears** unless you are seeking repossession of the property and have obtained satisfactory references for the tenant at the start of the tenancy
- ! **Hotel Expenses** after a maximum of 30 days or costs exceeding £150 per day
- ! **Storage Costs** after a maximum of 4 weeks or costs exceeding £10 per day



WHERE AM I COVERED?

✓ For all insured incidents, the United Kingdom of Great Britain and Northern Ireland



WHAT ARE MY OBLIGATIONS?

It is your responsibility to:

- Co-operate fully with us and the lawyer or other professional we appoint for you
- Give the lawyer or other professional we appoint for you any instructions that we ask you to
- Keep to the terms and conditions of this policy
- Take reasonable steps to avoid and prevent claims and avoid incurring unnecessary costs
- Send everything we ask for, in writing
- Report to us full and factual details of any claim as soon as possible and give us any information we need



WHEN AND HOW DO I PAY?

Payment options will be subject to the agreement between you and the person who is selling you this policy.



WHEN DOES THE COVER START AND END?

This cover will last for one year and the dates of cover will be included in your policy documentation. If in any doubt, please speak to the person who sold you this policy.



HOW DO I CANCEL THE CONTRACT?

You can cancel this policy by telling us within the cooling off period which lasts for 14 days after taking it out. After the cooling off period you may also cancel this policy by providing 14 days' notice. Subject to the terms of business between you and the person who sold you this policy, you may be entitled to a partial refund of the premium.

It is important to note that charges may apply to any refund subject to the individual terms of business between you and the person who sold you this policy. Please contact them directly for full details of charges.