

## HomeLet Extra Rent Guarantee and Legal Expenses insurance

This document provides a summary of the cover provided. Full details can be found in the policy document a copy of which is available on request. Where a policy is arranged you should refer to your policy document, policy schedule and any endorsements that apply for full details of the cover in force.

### Type of Insurance

Extra Rent Guarantee and Legal Expenses insurance is underwritten by Propgen Insurance Ltd

### Period of Cover

6 or 12 Months

| Significant Features and Benefits   | Significant Exclusions, Limitations, Conditions  |
|---|--|
| <p>Referencing and Rent Guarantee should be the starting point for any let. The key factor to the success of a tenancy is the suitability of the tenant and this requires objective assessment.</p> <p>The Extra product includes the benefit of a full reference against the Tenant with a fixed term Rent Guarantee insurance policy if the Tenant's report is deemed acceptable;</p> <p>Extra Rent Guarantee and Legal Expenses provides cover for;</p> <ul style="list-style-type: none"> <li>The rental amount due where the tenant fails to pay and is in breach of the tenancy agreement</li> <li>Legal Expenses involved in pursuing the tenant for vacant possession where the tenant has failed to pay the rent.</li> </ul> <p><b>Additional Benefits</b><br/>The policy can be renewed for 6 or 12 months.</p> | <p><b>Exclusions / Limitations</b></p> <p><b>Territorial Limits</b><br/>Cover is specifically designed for let properties in Great Britain and Northern Ireland, the Channel Islands and the Isle of Man</p> <p><b>Sum Insured / Limits</b><br/>The Limit for Legal Expenses is £25,000</p> <p>The Limit for Rent Guarantee is a sum equivalent to 4 months rental for a 6 month policy, 5 months for a 12 month policy in the first tenancy period and then a sum equivalent to 5 months rental in subsequent periods.</p> <p>Maximum Rental Amount per month is £10,000.</p> <p>The monthly rental will be paid until vacant possession is obtained or to the date the policy period expires whichever is the sooner.</p> <p><b>Excess</b><br/>The excess applicable is a sum equivalent to one months rent.</p> <p><b>Referencing</b><br/>To be eligible for Extra Rent Guarantee each individual tenant must be satisfactorily referenced in accordance with HomeLet conditions. Any conditions on the reference report must be met.</p> <p><b>Tenancy Start Date</b><br/>The tenancy must not commence before the policy start date and no later than 60 days after the policy start date.</p> <p><b>Rent Record</b><br/>For cover to be effective the Landlord or the managing agent must keep a clear record of all rent due and payments received including the date of any payment received.</p> <p><b>Guarantors</b><br/>Where a person has been requested to stand surety for a Tenant that person must have been referenced in accordance with HomeLet referencing conditions and that person must have entered into a legally enforceable policy in favour of the Landlord.</p> |

If you have any queries concerning this document, please contact HomeLet on 0870 240 2295.