Insurance Product Information Document

Home Buildings and Contents Insurance

Company: Aviva Insurance Ireland DAC

Product: Rental Property

Policy for Owner of rented property Aviva Insurance Ireland Designated Activity Company, trading as Aviva, is regulated by the Central Bank of Ireland.

A private company limited by shares.
Registered in Ireland No. 605769.
Registered Office: Cherrywood Business Park,
Dublin, Ireland, D18 W2P5

This document is a summary of the insurance cover and restrictions. It is not personalised to your individual needs. Complete pre-contractual and contractual information on the product is provided in the full policy documentation.

What is this type of insurance?

Home Owner insurance protects you against loss or damage to Buildings and/or Contents. A Summary of the key information can be found below.

What is insured?

Cover for your home

- ✓ Buildings replacement – up to sum insured to repair, replace or rebuild your property in the same form.
- ✓ Contents replacement – up to sum insured to repair or replace as new your contents.

Your sum insured will be shown in your schedule

- ✓ Loss or damage caused by sudden or unexpected listed events (such as fire, theft, storm or flood), including subsidence, heave and landslip.
- ✓ Loss or damage caused by escape of water or oil leaking from a fixed appliance, pipe or tank.
- ✓ Accidental breakage of glass and sanitary ware.
- ✓ Alternative accommodation – we will pay for alternative accommodation or for the loss of rent payable to you, if your home cannot be lived in because of damage covered by your policy. The benefit applies for the duration of time taken to complete the repairs;
- ✓ Fire brigade charges up to €1,500
- ✓ Tracing a leak at the home (€1,000).

Cover for you

- ✓ Legal liability – your personal liability as owner or occupier of the home for injury or property damage up to €3,000,000.
- ✓ Legal liability – your personal liability as owner or occupier of the home for injury to domestic employees up to €3,000,000
- ✓ Alternative accommodation – if your home is not fit to live in after a claim (up to 15% of sums insured)
- ✓ Tenants liability – your liability for damage to landlords buildings up to 10% of the contents sum insured.
- ✓ Contents in a domestic outbuilding (€1,000)

What is not insured?

- × Any loss or damage caused by wear and tear, gradual deterioration, depreciation or any other gradually operating cause
- × Any criminal or deliberate act by you or your family
- × Storm or flood damage to fences, gates, hedges
- × Theft or malicious damage caused by someone lawfully on the premises
- × Poor or faulty workmanship and/or materials
- × Fees incurred by you in preparing a claim
- × Costs in respect of undamaged property

Are there any restrictions on cover?

! Cover is reduced to Fire, Storm and Flood if the property is unfurnished or is unoccupied for more than 30 days

! You will have to pay the first part of most claims (the excess). Different excess amounts apply to different covers and these will be shown on your schedule.

! Refer to your policy documentation for any other restrictions that may apply. We would draw your attention specifically to the 'What is not insured' and the 'Policy Exceptions' sections of the Policy which set out what is not covered and also the Retention Amount section in the Buildings Section (Section A) of the Policy.

Limits which apply

! Average Clause - In the case of underinsurance or inadequate sums insured your claim settlement will be reduced in proportion to the level of underinsurance.

! Immediately the home is untenanted: the water must be turned off at the mains (or from its supply if not on mains) and the water system and tank (but not heating system) must be drained a responsible person must be appointed to supervise and inspect the home at least once a week. These inspections must check for damage or faults and make sure that: all outside doors are securely locked & all ground floor and accessible upper floor windows are securely fastened and any broken windows boarded up and repaired without delay. Any damage or faults disc overed during an inspection must be repaired and/or remedied without delay. While the home remains untenanted loss or damage caused by the events in the paragraphs 4, 6, 7 and 8 of this policy is not insured and the Policy Excess is increased by €250

Where am I covered?

✓Your home at the address shown in your schedule including contents temporarily removed within the territorial limits of Republic of Ireland, Northern Ireland, Great Britain, the Channel Islands and the Isle of Man.

What are my obligations?

You have a legal duty to answer all questions asked by us in connection with your application for insurance honestly and with reasonable care.
Failure to comply with these requirements and / or any negligent or fraudulent misrepresentation could invalidate your Policy or affect your insurance cover or premium. It could also result in a claim being declined, or the amount payable in respect of a claim being reduced or difficulty obtaining insurance in the future. Further information is provided in the Policy Booklet. You Must also:

- Check your policy documentation when you receive it to make sure you have the cover you need and expect.
- Tell us if any of the information you provided before policy cover commenced or renewed subsequently changes.
- Take reasonable steps to safeguard your property against loss, damage and prevent injuries.
- Do all you can to reduce any costs, damage, injury or loss.
- Maintain your property in a good condition.
- Pay the premium or premium instalments on time.
- Unless otherwise state in the Policy, notify Aviva of any claim at the latest within 30 days of occurrence of the relevant event or cause (as the case may be) giving rise to a claim.
- Give us the information and help we need related to a claim being made.

When and how do I pay?

Premium for this policy may be paid to your broker on or before your inception/renewal date. An instalment payment facility may be available with your broker.

When does the cover start and end?

The contract will commence and end on the dates stated on your schedule.
The standard policy term is usually 12 months.

How do I cancel the contract?

You may cancel this policy at any time by contacting your broker. If you cancel your policy in the 14 working days after the start date of the policy or the day on which you receive your policy documents, whichever is later, we will work out the premium for the period for which we have insured you and refund any balance. If you cancel your policy at any other time, as long as no claim has happened during the current period of insurance, we will work out the premium for the period for which we have insured you and refund any balance that amounts to €20 or more.