

Real Estate Insurance

Notice to policyholders

This document details the main changes to the updated policy wording. It does not contain a record of every amendment or those made to individual client policies. Please ensure that you read in full any documentation provided in conjunction with the updated policy wording to determine the full terms, conditions, limitations and exclusions of the policy cover.

Alignment of Exclusion Wordings

- Inconsistencies in wordings have been addressed in the following exclusions to align them and ensure clarity of intent, being that they apply to all elements of cover:
 - Exclusions applicable to Sections A, B1 and B2
 - General exclusions.

Covers applicable to Sections A1, B1 and B2

- Material Damage Excesses have been amended and now apply to all covers, as stated in the schedule.

Clauses applicable to Sections A1, B1 and B2

- Emergency Service clause has been deleted. Cover now applies under a revised clause G6 - Concern for Welfare Costs

Terrorism Buy Back Cover applicable to Sections A, B1 and B2

- The operative clause has been amended to ensure that this optional cover mirrors that which is provided by Sections A, B1 and B2. Previously the wording stated that the cover would only be triggered by an event involving damage.
- The automatic buy back cover for risks on the Isle of Man or the Channel Isles has been removed. Customers with properties affected by this change will be contacted to discuss and agree the basis of cover moving forwards.

Section C - Property Owners' Liability

- Exclusions applicable to Public Liability - A new Waking Watch exclusion has been added to exclude liability from the use of or reliance upon any waking watch system undertaken by any tenant, member of a residents' association or right to manage company.

General exclusions

- Following customer queries over the intention of the Communicable Diseases exclusion, the exclusion has been amended to clarify the intent that subsequent damage caused by an intervening insured peril is covered.

General conditions

- The remedies for non-compliance in the Change in circumstances and Fair presentation of the risk conditions have been clarified.
- A new Minimum Premium condition has been added to state that premiums less than £100 plus insurance premium tax will not be charged or refunded.

Zurich Insurance Company Ltd. A public limited company incorporated in Switzerland. Registered in the Canton of Zurich, No. CHE-105.833.114, registered offices at Mythenquai 2, 8002 Zurich. UK Branch registered in England and Wales no BR000105. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ. Zurich Insurance Company Ltd is authorised and regulated in Switzerland by the Swiss Financial Market Supervisory Authority FINMA. Authorised by the Prudential Regulation Authority. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request. Our firm reference number is 959113.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

© Copyright – Zurich Insurance Company Ltd 2023. All rights reserved. Reproduction, adaptation or translation without prior written permission is prohibited except as allowed under copyright laws.