



## Landlord Professional Fees Insurance Product Information

Thank you for taking out Landlord Professional Fees Insurance with Alexander & Co. The policy will be taken out on our behalf with our chosen provider, Goodlord.

In this document, you will find more information on the policy itself, along with what the insurance does and doesn't cover, and the eligibility criteria for the insurance to be valid. If you have any questions on any of the below, please don't hesitate to contact a member of our team.

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### What is this type of insurance?

This policy is designed to cover the costs of professional fees charged by a claims handler, solicitor or accountant following a specific occurrence (providing that the cover for that occurrence is detailed within the policy wording and not specifically excluded).

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### What is insured?

- Breach of tenancy agreement.** Pursuit following a breach by the tenant of any of their obligations under the tenancy agreement
- Pursuit of rent arrears** which commenced during the period of insurance
- Eviction** of anyone in the property without your permission
- Legal Defence** of civil or criminal proceedings in respect of any act or omission by your arising from your ownership or management of the property
- Tax, VAT, PAYE and NIC investigations.** Comprehensive enquiries or in-depth investigations of your tax affairs, including Aspect enquiries above £100, or VAT, PAYE or NIC disputes
- Employment disputes.** Defence of a contract of employment dispute with an employee
- Property protection.** The pursuit of civil claims against your tenant(s) who is responsible for damage to your property
- Contract dispute.** Costs in relation to a dispute with a customer or supplier in respect of a contract for the sale, hire, supply or purchase of goods and services

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### What isn't insured?

- Claims where there are no prospects of success
- Claims where Goodlord considers it unlikely a reasonable settlement will be obtained or where the likely settlement amount is disproportionate compared with the time and expense occurred



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- Claims that arose before the commencement of this insurance
- Professional fees incurred in connection with interest on rent or service charges payable by the tenant
- Any claim where the tenant has behaved antisocially
- Any rent payable after you have recovered full and vacant possession
- Aspect Enquiries less than £100
- The first 10% of professional fees incurred under Contract Dispute claims
- Amounts in dispute of less than £250 under Contract Disputes
- Any dispute between the insured person and a letting agent
- Claims where a tenant reference has not been obtained



## Are there any restrictions on cover?

- The maximum amount payable per claim is £50,000
- The maximum amount payable per period of insurance is £50,000
- Where it may cost Goodlord more to handle a claim than the amount in dispute, they may, at their option, pay you the amount in dispute, which will then constitute the end of the claim under this policy



## Your obligations:

- At the start of the contract, the information you provide must be true and complete to the best of your knowledge and belief, and you must inform Goodlord if anything changes later
- You must provide complete and accurate answers to any questions asked
- You must observe and fulfil the terms, provisions, conditions and clauses of this policy. Failure to do so could affect your cover



## When and how do I pay?

You should make a payment to your broker, which may be a one-off payment, or your broker may be able to arrange credit facilities.



## When does cover start and end?

This cover lasts for one year, and the dates of the cover are specified in your policy schedule.



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## How do I cancel the contract?

If you decide for any reason that this policy does not meet your insurance needs, please return it to your insurance broker within 14 days from the date of purchase, or on the day you received your policy documentation. Providing no claim has been made or pending, Goodlord will refund you your premium in full.

You may also cancel the insurance cover at any time after this by information your insurance broker, however, you will not be entitled to a refund of the premium.

If you have any questions, or need any further clarification on any of the above, please do not hesitate to get in touch with a member of our team.

