

New Home Warranty Insurance



LOCKTON[®]

Insurance Product Information Document

Company: HDI GLOBAL SPECIALTY SE

Product: **Bishop's gate 10** Policy

This is a high level summary of the insurance protection provided full details are available in the full policy wording and any schedule issued

What is this type of Insurance?

This insurance protects the buyer of a new home against the cost of rectifying damage to the new home arising from the failure of the Developer to complete the new home in a compliance with Checkmate's Requirements. This insurance is assignable to subsequent buyers in the first 10 years after issue.



What is Insured?

Your policy schedule will specify which of the parts detailed below are covered for your property

- ✓ Part 1 – In the first 2 years rectifying Major Physical Damage arising from the Developer's failure to comply with Checkmate's Requirements but only if the Developer refuses to meet his obligation to put things right or is in liquidation or made bankrupt
- ✓ Part 2 - In years 3 to 10/12 the cost of rectifying or repairing Major Physical Damage arising from the Developer's failure to comply with Checkmate's Requirements.
- ✓ Part 3 - In years 3 to 10 the reasonable cost of treating isolating or removing contamination that existed at completion in accordance with a Statutory notice or where it is believed a Statutory Notice could be issued.
- ✓ Part 4 – No longer used, left intentionally blank.
- ✓ Part 5 – Optional Loss of Rental Income cover in the event of a valid claim under Parts 1, 2 or 3 and subject to a maximum of £50,000 as specified in the policy.



What is not insured?

- ✗ Any Part not specified as covered in the Insurance Certificate
- ✗ The first amount of any claim specified as the excess shown in the certificate.
- ✗ Any outbuildings
- ✗ Landscaping
- ✗ Contents and internal decoration including carpets and floor coverings
- ✗ Any work not undertaken by or on behalf of the Developer
- ✗ Claims for wear & tear, neglect or lack of maintenance



Are there any restrictions on cover?

- ! No amount will be payable in excess of the limits specified in the certificate
- ! Any claim in the first 2 years after completion unless the Developer goes in to administration or receivership or unreasonably refuses to put right defects that Checkmate determine he is responsible for.
- ! No cover is provided if a valid certificate has not been issued by Checkmate



Where am I Covered?

- ✓ Cover is restricted to your new home in the United Kingdom as specified in the certificate issued



What are my obligations

- To undertake reasonable and expected routine maintenance of the new home
- To notify any claim or receipt of a statutory notice, which may indicate a claim under the policy, as soon as reasonably possible.
- Where there is Major Physical Damage discovered in the first 2 years to give written notice to the Developer



When and How do I pay?

This insurance is purchased by the Developer for the benefit of the Buyer and subsequent buyers in the first 10/12 years. The premium was included in the original purchase price.



When does cover start and end?

Cover commences on the Effective Date as shown on the Building Period Certificate and/or Insurance Certificate relating to the new home and ends on the Expiry Date as specified in the certificate issued.



How do I cancel the contract?

This contract can be cancelled by giving notice to Checkmate however no refund of premium or other charges are allowable. Cancellation may result in breach of conditions of any mortgage you may have on the new home and impact on the ability of any subsequent buyers to obtain a mortgage and may affect the saleability of the home.