

Rent Protection with Tenant Eviction Insurance

Insurance Product Information Document

Company: Arc Legal Assistance Limited

Product: Paymentsshield Rent Protection with Tenant Eviction – RP/PS/005

Arc Legal Assistance Limited. Authorised and regulated by the Financial Conduct Authority. Firm reference number 305958
Registered in England No. 04672894. Registered address: The Gatehouse, Lodge Park, Lodge Lane, Colchester, Essex, CO4 5NE

This document is a summary of the key features of the policy. It is not specific to you and so may not provide all the information relevant to your cover needs. Other documents contain the full information you need to know before you decide to buy, and the full contract details.

What is this type of insurance?

Paymentsshield Rent Protection with Tenant Eviction insurance gives you access to telephone legal advice, along with cover for legal costs and expenses, if you experience any of the legal problems covered by this policy. You are also covered for Rent Protection claims.



What is insured?

You are covered for:

✓ **Rent Protection up to the monthly amount payable as set out in the tenancy agreement**

Payment of rent arrears until you gain vacant possession of the property

When you have regained vacant possession and if the property needs repairs to allow it to be re-let, we will pay up to 50% of the rent during the period of cover for:

- Three (3) months, or
- Until the property is re-let

Whichever happens sooner.

✓ **Tenant Mediation and Eviction up to £100,000**

Legal costs to bring a case for mediation or if necessary, eviction to gain possession of the property if there is a breach of the tenancy agreement



What is not insured

Important: each section of cover has specific exclusions for that cover. The policy wording has the full details

The policy does not cover:

- ✗ events that happened before this policy began.
- ✗ any legal action if the chances of winning your case are less than 51%.
- ✗ a claim if the cost of the benefit or amount in dispute is less than the estimated adviser's costs to act for you.
- ✗ any adviser's costs or other costs and expenses incurred which we have not agreed in advance or are more than we have approved in writing.
- ✗ a dispute between you and someone you have lived with.
- ✗ fines, penalties and any damages you are ordered to pay by the court as a result of a legal action.



Are there any restrictions on cover?

- ! No cover for insured events within the first 90 days if the tenancy agreement started before the period of cover. This does not apply if you have comparable cover in place.
- ! Rent Protection – Must be at least 30 days in arrears before you can claim



Where am I covered?

- ✓ The United Kingdom



What are my obligations?

- You must notify claims as soon as you become aware of an insured event.
- You must give us, at your own expense, all information that we and the adviser ask for.
- You must keep the adviser updated with progress of the claim and always cooperate with them.
- You must get our consent before incurring any costs.
- Rent Protection – you must try and contact both the tenant and any guarantor within 7 days of the rent being overdue.



When and how do I pay?

The full amount to pay for your policy will be shown on your policy documents. You can pay for your policy by credit card, debit card or annual or monthly Direct Debit. No charge is made for payments by card or one-off Direct Debit but paying monthly by Direct Debit may incur a charge for credit.

Please refer to your policy documentation for your chosen payment method



When does the cover start and end?

This rent protection with tenant eviction policy starts from the date you request and ends 12 months from that date as will be shown on your policy certificate.



How do I cancel the contract?

You can cancel your policy at any time by calling Paymentsshield, on the number shown in the policy documentation or by writing to them at the address shown in the policy documentation

If you do this within 14 days of taking out this policy, we will refund the premium in full provided you have not made a claim and do not intend to make a claim.

If you cancel after the first 14 days, we will refund the premium for what is left of the period of cover provided you have not made a claim and do not intend to make a claim.