

Business Combined Insurance

Insurance Product Information Document

Company: Zurich Insurance Europe AG

Product: Tradestar Commercial Apartment Block Insurance

Registered in Germany (reg no 133359). Registered in Ireland as a branch (reg no 910127) with registered branch office at Zurich House, Frascati Road, Blackrock, Co. Dublin, A94X9Y3. Zurich Insurance Europe AG is authorised by the Federal Financial Supervisory Authority (BaFin) in Germany and is regulated by the Central Bank of Ireland for consumer protection rules (firm reference C529842).

This document is only intended to provide a summary of the key information relating to this insurance product and is not personalised to your individual cover or needs. Complete pre-contractual and contractual information on the product is provided in the full policy documentation.

What is this type of insurance?

This insurance policy provides cover for loss or damage to your buildings and also provides cover for your liability to employees and the public as a result of specified events and accidents.

Important: Cover and restrictions will vary depending on which options you have chosen.



What is insured?

The Policy covers:

Buildings

- ✓ Damage to Buildings caused by specified events such as fire, stealing, riot, storm/flood, escape of water, accidental damage (see policy document for full list).

Loss of Rent/Alternative Accommodation

- ✓ Cover for Loss of Rent Receivable or the reasonable extra cost of comparable alternative accommodation during the period necessary to reinstate to a habitable condition.

Liability

- ✓ **Employers Liability** – your legal liability as owner of the property for bodily injury to employees.
- ✓ **Public Liability (referred to in the policy document as Property Owners Liability)** – your legal liability as owner of the property for bodily injury to a third party or accidental damage to a third party's property.



What is not insured?

Property Damage and Loss of Rent/Alternative Accommodation

- ✗ The first amount of any claim (known as the excess).
- ✗ Each insured event has exclusions – see 'What is not insured' in the policy document.

See also the General Exclusions in the policy document some of which are as follows:

- ✗ Communicable Disease.
- ✗ Cyber occurrences.
- ✗ Faulty or defective design.
- ✗ War.
- ✗ Terrorism.

Liability

- ✗ Each Section has exclusions – see 'What is not insured' in the policy document.
- ✗ See also the General Exclusions in the policy document.



Are there any restrictions on cover?

- ! In the case of inadequate sums insured your claim settlement will be reduced in proportion to the level of underinsurance.
 - ! We will not pay more than the monetary or percentage limits for some individual covers as outlined in the policy documentation.
 - ! Refer to your policy documentation for any other restrictions that may apply.
- ! We would draw your attention specifically to the General Exclusions section of the Policy; the exclusions set out in each section of the Policy; and the Retention memorandum under Section A – Buildings of the Policy.



Where am I covered?

- ✓ The Buildings at the address shown in the schedule.



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. You must also ensure that any information voluntarily provided by you or on your behalf is provided 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 (as more fully set out in the Policy Booklet):

- Take reasonable steps to safeguard your property and business 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.
- Tell us if any of the information you provided before policy cover commenced or renewed subsequently changes.
- Pay the premium or premium instalments on time.
- Tell us about any claims within 30 days of occurrence.
- Provide all the information and help we need related to a claim being made.
- Check your policy documentation when you receive it to make sure you have the cover you need and expect.



When and how do I pay?

Premium for this policy may be paid through your insurance intermediary.



When does the cover start and end?

The contract will commence and end on the date stated on your schedule. Standard policy terms are 12 months. Any deviations will be noted in your policy schedule.



How do I cancel the contract?

You can cancel your policy at any time by writing to us. We will cancel the policy on the date we receive your request in writing.

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Zurich Insurance Europe AG is registered in Frankfurt, Germany (registration number 133359) with its registered seat at Platz der Einheit 2, 60327, Frankfurt A.M.

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