

# NEW HOMES WARRANTY

## Insurance Product Information Document



**Company: MD Insurance Services Ltd t/a LABC Warranty**

**Product: New Homes Warranty V11**

MD Insurance Services Ltd. is the Scheme Administrator for LABC Warranty. MD Insurance Services Ltd. is authorised and regulated by the Financial Conduct Authority (FRN 306947). MD Insurance Services Ltd. is registered in England No: 3642459.

This document provides a summary of key information relating to your insurance warranty policy. Complete pre-contractual and contractual information on the warranty policy is provided in the full policy documentation.

### What is this type of insurance?

The LABC Warranty for New Homes policy provides you with the comfort that particular types of problems with your home will be corrected. Please note that the policy does not provide any cover for any legal liabilities that you may have to third parties arising out of the use or ownership of the home.



### What is insured?

- ✓ The cost of repairing, replacing or rectifying any defect and resultant damage to the home for which the developer is responsible.
- ✓ The cost of complete or partial rebuilding or rectifying work to the home which has been affected by major damage that has been caused by a defect.
- ✓ The cost of repairing or making good any defects in the chimneys and flues of the home which was newly constructed by the developer and which causes an imminent danger to the health and safety of occupants.
- ✓ Remediation expenses incurred in treating or isolating or removing any contaminating substance from the land in a controlled manner in accordance with the requirements of any statutory notice.

The following optional covers may also be included. Please see your certificates and policy wording to confirm which cover options apply to your policy.

- A refund of the deposit paid by the policyholder or payment of the additional cost to complete the home, if the developer does not commence work or fails to complete the home due to insolvency or fraud.
- The cost of repairing, replacing or rectifying the home as a result of a present or imminent danger to the physical health and safety of the occupants because the home does not comply with applicable building regulations.

#### Additional Cover

Where there is a valid claim under the insurance there is also additional cover for the following:

- Additional costs to comply with building regulations.
- Alternative accommodation and removal and storage of possessions.
- Fees payable to architects, surveyors, lawyers or consulting engineers and other necessary fees.
- Removal of debris and dismantling, demolishing or shoring up the home.



### What is not insured?

The below list outlines some key areas and items not included in cover. A full list of exclusions is available in the policy wording:

- ✗ Snagging damage which is purely cosmetic and does not impair the structural stability or weather tightness of the home.
- ✗ Any alteration, modification or addition to the home.
- ✗ Any loss due to a lack of maintenance of the home or normal wear and tear or improper use of the home.
- ✗ Anything the purchaser knew about prior to purchasing the home.
- ✗ Damage caused by fire, smoke or severe weather.
- ✗ Loss caused by theft or accidental damage.
- ✗ Any reservation fee or other fee payable to the developer other than the deposit.



### Are there any restrictions on cover?

- ! Any claim under the excess value, as defined on your certificate of insurance.
- ! Any claim amount over the financial limits for each applicable section of cover, as defined on your certificate of insurance.
- ! Any claim prior to the policy start date or after the policy expiry date, as defined on your certificate of insurance.
- ! Any claim which falls outside the terms and conditions of the policy or which is specifically excluded by the policy.



## Where am I covered?

- ✓ The cover is provided for the home which is the subject of this insurance.



## What are my obligations?

You must ensure that:

- All policy conditions have been adhered to.
- Any claims are reported in line with the requirements outlined in the policy wording.
- The home is adequately maintained and that all reasonable steps are taken to minimise loss or damage.

If you have any outstanding conditions relating to your policy, make sure these are satisfied as soon as possible.



## When and how do I pay?

This policy will be paid in full by the developer or another third party.



## When does the cover start and end?

If applicable, cover for your deposit begins when a deposit is paid to the developer and is detailed on your home initial certificate. Cover under this section ends upon completion of the building period.

Cover under all other sections begins and ends on the dates defined on your certificate of insurance.



## How do I cancel the policy?

You should make any request for the cancellation of the policy in writing (by post/email). In the event of cancellation there may be charges for our services, please refer to the policy wording. Before cancelling the cover, please check with your mortgage lender, because they may require you to have this cover (or its equivalent) as a condition of their loan.