

SELF BUILD WARRANTY

Insurance Product Information Document



Company: MD Insurance Services Ltd t/a LABC Warranty

Product: Self Build Warranty V12

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 Self Builders 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 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 builder and which causes an imminent danger to the health and safety of occupants.
- ✓ The cost of making good any defect in the design, workmanship, materials or components in the drainage system which was newly constructed by the builder in connection with the home and for which you are responsible.

Where a builder has been appointed to construct the home, a builder liability period will apply for the first 12 months of the period of insurance. During this period the builder is responsible for rectifying any occurrence or circumstance that is likely to give rise to a claim.

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.
- ✗ Damage caused by water ingress to those parts of the home enclosed below external ground level.



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.
- The insured Home should not be sold within 12 months of completion of the building works.

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?

If you wish to proceed then please complete and return the Quotation Acceptance Form and return it to us. The Quotation Acceptance Form should be signed by the owner of the land. We will then send you an invoice showing the payment details. You must pay LABC Warranty for this policy prior to inception.



When does the cover start and end?

Cover 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.