

Summary of the Principal Covers Provided under Zurich PowerPlace

PROVIDER	Zurich
PRODUCT	PowerPlace
Interest charge for instalments	8%
Basis of Cover	Specified Perils including accidental damage and subsidence
Basis of Cover for Tenanted Property	Includes theft and malicious damage by tenant
Contents	Includes Landlords contents up to £25,000
Fences and Gates	Excludes damage to fences and gates by storm or flood
Unoccupancy conditions	Must tell the insurers immediately when the premises becomes unoccupied and pay any additional premium if required
	Fire, Aircraft, Explosion, Earthquake, Riot & Civil Commotion Nil Malicious Persons / Theft by Tenant £250 Subsidence, Landslip or Heave £1,000 Unoccupied Premises £500 All Other Property Damage claims £250
Average Condition	100%
Day One Basis of Valuation	25%
Trace & Access	10% of the buildings sum insured up to a maximum of £25,000
Underground Services	Within buildings sum insured
Unauthorized use of utilities	10% of the buildings sum insured subject to a maximum of £2,500
Lock Replacement - Property	£1,000 following theft
Glass SI	Unlimited within buildings sum insured
Loss of Rent	25% of the buildings sum insured until the building is habitable. Full cover available at additional cost.
Indemnity Period (months)	Not restricted
Alternative Accommodation	25% of the buildings sum insured
Employers` Liability	Optional extension maximum limit of indemnity £10,000,000
Public Liability	£5,000,000
EXTENSIONS	
Legal Expenses Defence Costs Cover	Defence only to further protect indemnity under the liability sections
	Includes legal expenses for the eviction of squatters Limit £50,000
Help - Legal	Yes
Concern for Welfare	Damage for necessary entry to the premises resulting from concern for the welfare of any residents Limit £5,000 any one claim £15,000 any one period of insurance
Contract Works	Selectable
VAT	Must be included in the sum insured
Professional Fees	Included as long as the buildings sum insured is adequate
Terrorism	Full terrorism provided on retail clients, in respect of all other clients available at additional cost

NOTES: This is not a full summary of all key features of the policies. It is intended to provide you with a comparison of the areas where cover may differ between the two contracts and where we feel, in our opinion that you need to have awareness.