

Coversure Insurance Services Ltd

Statement of Fact Property and Rent Legal Expenses

Insured :

Policy Number :

Renewal/Inception Date :

The statement of fact shall form the basis of the contract between yourselves and Insurers. All other terms and conditions are as per the policy wording.

You must notify Coversure Insurance Services Ltd immediately if any of the following circumstances are NOT true, providing full details in order that your premium and terms can be reassessed:

- You have declared to Coversure Insurance Services Ltd all of the leases that you own/are responsible for where the tenants were in receipt of housing benefit at the time of declaration*
- There have been no disputes with any tenant, leaseholder or freeholder in the last three years in respect of property to be insured under this policy.
- You are not aware of any potential or actual on-going dispute in relation to any of your properties.
- There are less than 50 leases to be Insured under this Policy.
- The rental value is above £250 per month per property and is below £2,500 per month per property.
- No tenant fails the appropriate Tenant referencing test (see below for details)**
- There have been no breaches of the Tenancy Agreement or a failure to renew a Tenancy Agreement.
- None of your Tenants have any County Court Judgements against them to your knowledge.

*Note – A lease is defined as each agreement and/or contract with another party for use/occupancy of the property. Proposers must declare the total number of leases relating to the property they own or are responsible for where the tenants were in receipt of Housing Benefit at the time of declaration

** Tenant Reference Check

If the tenant has been declared Vulnerable by the relevant Local Authority the following checks must be carried out before the commencement of the Residential Tenancy Agreement:

- Proof of identification being passport, driving licence, birth certificate or the like
- Proof of income to be ascertained from Income support book, payslips or the like
- Proof of address from a utility bill, medical card, driving licence or the like
- Proof of homelessness if applicable i.e. a notice to quit, a letter from the Tenants parents or the like
- Check approach address tenancy details i.e. tenant household details

If the tenant has not been declared Vulnerable by the Local Authority the following checks must be carried out in addition to the above before the commencement of the Residential Tenancy Agreement:

- A credit check obtained from a licenced credit referencing company on a Tenant showing no County Court Judgments in the past three years and no outstanding County Court Judgments

DECLARATION – Please read carefully

I/We warrant that the above statements are true to the best of my/our knowledge and belief and Insurers will be informed of any material alterations. If such statements and particulars are written by any other person such person shall be deemed to have been my/our agent for filling in the same. I/we hereby agree that this declaration form, subject to my acceptance of the quotation, shall be the basis of the contract between me/us and Insurers and I/we am/are willing to accept a Policy subject to the terms, conditions and exceptions prescribed by Insurers therein. I/We agree that if completing this declaration on behalf of the Insured that I/We have the proper authority from the Insured to do so.

Proposers Signature:

Date: