

Business Combined Insurance

Insurance Product Information Document

Company: Zurich Insurance Europe AG

Product: Tradestar Commercial Property Owners Insurance

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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 Business property 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:

- ✓ Loss or damage as defined in your policy document;
- or
- ✓ Loss or damage caused by sudden and unforeseen events such as: Fire, Storm, Flood, Subsidence, Theft, Escape of Water, Escape of Oil and Malicious Damage.

Depending on the options you have chosen, the following covers may apply to your policy:

Buildings

- ✓ Repair, replacement or rebuild of the property insured up to sum insured as specified in the policy schedule, as well as additional benefits as noted in your policy document.

Contents

- ✓ Repair or replacement of the contents insured up to sum insured as specified in the policy schedule, as well as additional benefits as noted in your policy document.

Business Interruption

- ✓ Cover for Loss of Rent Receivable during a Business Interruption period (defined as the Indemnity Period in your policy document).

Liability

- ✓ **Employers Liability** – your legal liability as owner of the business or property for bodily injury to employees.
- ✓ **Property Owners Liability** – your legal liability as owner of the property for bodily injury or loss of or damage to property.



What is not insured?

- ✗ The first amount of any claim (known as the excess). Refer to your schedule and policy.
- ✗ Exclusions are detailed in the policy document. For example, some exclusions are:
- ✗ Damage or consequential loss caused by faulty or defective design materials or workmanship, inherent fault or defect, undiscovered defect, gradual deterioration, wear and tear or frost.
- ✗ Damage or consequential loss arising from pressure waves caused by aircraft and other aerial devices travelling at sonic or supersonic speeds.
- ✗ Any criminal or deliberate act by you or your family.
- ✗ Theft or malicious damage caused by someone lawfully on the premises.
- ✗ Any loss or damage if the business is wound up or carried on by a liquidator, receiver, examiner or permanently discontinued.
- ✗ Damage to any electrical plant or appliance caused by its own over-running, short-circuiting, excessive pressure or self-heating.
- ✗ Communicable Disease.
- ✗ Cyber occurrences.
- ✗ War.
- ✗ Terrorism.
- ✗ Fees incurred by you in preparing a claim.



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 and exceptions set out in each section of the Policy; and the Retention clause in the Material Damage section of the Policy.



Where am I covered?

- ✓ The Buildings and/or Contents at the address shown in the schedule.
- ✓ Liability and Personal Accident cover anywhere within the Republic of Ireland or within Great Britain, Northern Ireland, the Channel Islands, the Isle of Man and the Republic of Ireland.
- ✓ Goods in transit/property temporarily removed within Great Britain, Northern Ireland, the Channel Islands, the Isle of Man and the Republic of Ireland.



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.
- Tell us if any of the information you provided before policy cover commenced or renewed subsequently changes.
- Maintain your property in a good condition.
- 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.