

HomeBond Latent Defects Insurance Policy

Insurance Product Information Document – Essential 300

Company: HSB Engineering Insurance Limited

Registered in England and Wales: 02396114, Chancery Place, 50 Brown Street, Manchester M2 2JT. Registered as a branch in Ireland: 906020, 28 Windsor Place, Lower Pembroke Street, Dublin 2. HSB Engineering Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority in the United Kingdom, and is authorised and regulated by the Central Bank of Ireland as a third country branch in the Republic of Ireland.

HSB Engineering Insurance Limited and HomeBond Insurance Services Limited are co-manufacturers of this product.

Company: HomeBond Insurance Services Limited.

Registered in Ireland :458839, Construction House, Canal Road, Dublin 6. HomeBond Insurance Services Limited is regulated by the Central Bank of Ireland. Central Bank of Ireland registration number C50058.

Product: Latent Defects Insurance

This document outlines the main benefits and restrictions to cover for the HomeBond Latent Defects Insurance policy. This is not a Policy Document and does not reference all of the benefits, terms, conditions, limitations, exceptions and exclusions associated with your policy. Complete pre-contractual and contractual information on the product is provided in the full policy documentation. Please read your Policy Document in full to ensure that you fully understand the cover provided by your policy. If cover has been restricted on your policy, it will be noted on your Certificate of Insurance.

What is this type of insurance?

HomeBond provides cover for 1) loss of deposit and damage caused by defects and structural defects in newly built houses and 2) damage or impending damage to insured equipment caused by defect



What is insured?

- ✓ **Loss of Deposit (1.1)**
Covers the loss of deposit if the Developer goes into liquidation, receivership, examinership, becomes insolvent or is proven to commit fraud.
- ✓ **Defects Insurance (1.2)**
Covers the cost of rectifying damage to your property caused by a structural defect and resulting in Water/Smoke Ingress; Physical danger which could cause death or physical harm to occupants; Damage caused by certain defects affecting a significant portion of the habitable domestic areas.
- ✓ **Equipment Insurance (1.3)**
Cover is available for new mechanical and electrical fixed services equipment installed at the property.
- ✓ **Structural Insurance (1.4)**
Covers the cost of repairing major damage caused by a defect in the original construction.
- ✓ **Extra Cover**
Where a claim is paid, we may also pay:
 - Reasonable costs to comply with Building Regulations
 - Alternative accommodation costs whilst the property is uninhabitable.
 - Professional fees relating to the repair or rebuilding work
 - Reasonable debris removal and demolition expenses;
 - Temporary and fast track repair costs
 - Access and break out costs for equipment
 - Reasonable costs of investigating possible repair, replacement or restoration of your equipment



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

- ✗ Defects or damage known to you prior to purchase of the property
- ✗ Damage resulting from alterations undertaken without our consent.
- ✗ Damage arising from improper use or application of tools during normal maintenance servicing or repair.
- ✗ loss or damage caused by Specified Perils (for example fire, lightning or flood) or accidental damage.



Are there any restrictions on cover?

- ! **Loss of Deposit (1.1)**
The maximum amount payable is 10% of the contract price not exceeding €50,000. This amount will be reduced to account for the value of works already carried out. If the total claims due to one Developer exceed €1,000,000 your claim will be proportionately reduced.
- ! **Defects Insurance (1.2)**
The maximum amount payable is €75,000.
- ! **Equipment Insurance (1.3)**
The maximum amount payable is €75,000.
- ! **Structural Insurance (1.4)**
The maximum amount payable is €300,000 or as per the certificate of insurance.

In respect of 1.2, 1.3 & 1.4 above if the property is part of a Continuous Structure and the total claims exceed the lesser of the Continuous Structure Limit or the Overall Financial Limit, your claim will be proportionately reduced.



Where am I covered?

- ✓ Cover is provided at the address only that is stated on the Certificate of Insurance.



What are my obligations?

- It is the Policyholders responsibility to ensure a thorough independent inspection is undertaken of the housing unit before hand-over. If the inspection identifies any defects, damage or danger, they should be reported to the developer and rectified before completing the purchase.
- The policyholder should keep a copy of all reports and correspondence with the Developer for their records and produce to HomeBond upon request in the event of a claim under this Policy.



When and how do I pay?

Payment should be made in accordance with the contractual agreement to purchase the property unit



When does the cover start and end?

Loss of Deposit cover commences on the effective date stated on the Certificate of Insurance (Registration) and ceases on the effective date stated on the Certificate of Insurance (Final Certification) or two (2) years after the effective date of the Certificate of Insurance (Registration), whichever occurs first.

Cover for Defects and Equipment Insurance for a period of either 5, 10 or 12 years as stated on the Certificate of Insurance (Final Certification) commencing on the effective date stated on the certificate and ceasing at the end of the period stated after that date.

Cover for Structural Insurance for a period of either 5, 10 or 12 years as stated on the Certificate of Insurance (Final Certification) commencing on the effective date stated on the certificate and ceasing at the end of the period stated after that date.



How do I cancel the contract?

Your rights to cancel your policy

You have 14 business days to make sure that you are happy with the cover provided – this 14-business day period is known as the 'cooling-off period'. You can cancel the policy by telling the person who arranged this insurance for you or by telling us in writing and returning the certificate of insurance. On receipt of your cancellation notice and certificate of insurance, we will cancel the policy and send a full refund to the developer of your property.

You can cancel your policy at any time after the cooling-off period by telling the person who arranged this insurance for you, or by telling us in writing, and returning the certificate of insurance. On receipt of your notice and certificate of insurance, we will cancel the policy and send the developer of your property a proportionate refund of the premium paid, unless you have made a claim, in which case no refund will be made.