



YOUNG FINANCE[®]

A Young Group Company

Advice Guide 5:
Property Insurance

Property Insurance

Homeowner's Insurance

Buildings Insurance

Buildings insurance covers the cost of damage to the structure of your property and outdoor structures (such as garages and sheds). Cover includes the roof, walls, ceilings, floors, doors and windows.

Buildings insurance also typically covers permanent fixtures and fittings, interior decoration and underground tanks, pipes, cables, and drains for which you are responsible from your home to the mains supply.

Your buildings insurance should cover the full cost of rebuilding the property.

Contents Insurance

Household contents insurance covers your personal belongings and household possessions against loss or damage. This includes furniture, domestic equipment, electrical appliances, furnishing, clothing, food and drink, some valuables and cash up to a certain limit.

Your household insurance policy usually covers damage to your possessions caused by fire, flooding, and storm damage, as well as theft. Accidental damage or loss to household items is not usually automatically covered by your insurance policy but you can normally extend your policy to include accidental damage to all of the contents of your home.

Landlord's Insurance

Liability Protection

It is vital that you have third party liability insurance to protect against claims for damage or injury made by your tenants or other third parties visiting your property.

If you live in a managed development or block of apartments your annual service charge may include buildings insurance, but this third party liability cover isn't usually included. You should still ensure that you are adequately covered against this risk.

Buildings and Contents Cover for Landlords

Most standard household insurance policies exclude cover when a property is being rented out. Instead, landlords are usually required to take out specialist insurance for landlords. This typically covers the building itself with the option of including contents if the property has been let furnished.



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Advice Guide 2:
Personal Insurance

Tenant's Insurance

As a tenant living in a rented home, taking out adequate contents insurance to protect what's yours is essential.

Tenants often assume that the landlord's own insurance will cover them, only to find that their possessions aren't covered. Typically, landlords will have only insured the building and their own furniture, fixtures and fittings. Without tenant's insurance covering your own possessions, you could be at risk. Even tenants renting a furnished property should consider taking adequate cover to include accidental damage which would protect you (and your rental deposit) against mishaps.

Contents insurance also typically includes third party liability cover to protect against claims for damage or injury made by visitors or tradesmen when visiting your home.