



# Lessor's insurance products

## Insurance Product Information Document

- Insurer: Pohjola Insurance Ltd, 1458359-3, Helsinki, Finland
- Product: Lessor' general liability insurance, Lessor's legal expenses insurance, Lessor's consequential loss insurance

Full information about the product and contract is provided prior to the contract in the product guide, insurance terms and conditions and the policy document.

## What kind of insurance is this?

Lessor's insurance products are intended for private individuals who own a rented residential apartment or property. Lessor's insurance can supplement the cover provided by MyHome Insurance to home contents, apartment structures, fittings and surface materials owned by the lessor and maintained by the apartment's owner, as well as to rented buildings such as a detached house or holiday home.

The Lessor's general liability, legal expenses, and consequential loss insurance require that the rented residential apartment or property is insured with MyHome Insurance. If MyHome Insurance ends, the Lessor's insurance policies linked to it also expire.

When you have insured your own home's contents with MyHome insurance, the liability and legal expenses insurance policies included in it provide coverage also to your buy-to-let home. When your household owns only one buy-to-let home, your home's general liability and legal expenses insurance also cover the buy-to-let home. If your household owns more than one buy-to-let home, they must each be insured with separate Lessor's general liability, legal expenses, and consequential loss insurance specific to the apartment or property.

Lessor's insurance does not remove the tenant's requirement to take out personal home insurance and general liability and legal expenses insurance. The tenant's personal home insurance covers the tenant's personal home contents. The tenant's general liability insurance covers losses for which the tenant is liable for damages by law.



### What is insured?

#### Lessor's general liability insurance

The insurance covers, up to 225,000 euros, bodily injury or material damage you cause to a third party as the owner of a residential property or apartment and for which you are liable for damages under applicable law, provided that the liability for damages is based on an act or negligence that occurs while the insurance is valid.

#### Lessor's legal expenses insurance

The insurance covers, up to 14,000 euros, the insured person's necessary and reasonable legal expenses and litigation costs resulting from the use of legal counsel in a civil or criminal case relating to the residential apartment or property named in the policy document.

#### Lessor's consequential loss insurance

The insurance covers, up to the sum listed in the policy document, loss of rental income from a residential apartment or property you have let out, provided that the loss of rental income is the direct consequence of an insurance event covered under the terms and conditions of Extrasure MyHome Insurance. Compensation is paid for an uninterrupted period of up to 12 months as the result of an individual insurance event. The Extrasure MyHome Insurance from which the insurance event is covered must be valid at the time when the loss occurs.



### What is not insured?

#### Lessor's general liability insurance

General liability insurance does not cover, for example,

- ✗ damage caused to yourself or other insured persons
- ✗ damage caused by the tenant.

#### Lessor's legal expenses insurance

Legal expenses insurance does not cover, for example,

- ✗ legal advice
- ✗ undisputed cases in which the opposing party does not dispute the claim referred to in the insurance terms and conditions
- ✗ the insured person's wasted time, own work, loss of income or earnings, travel or accommodation costs, or any extra costs caused by changing legal counsel
- ✗ any legal expenses of the opposing party which the insured has been ordered or has agreed to pay.

#### Lessor's consequential loss insurance

- ✗ Consequential loss insurance for rental income does not cover loss of rental income due to the tenant's insolvency, for example



## Are there any restrictions on cover?

### Lessor's general liability insurance

The insurance does not cover, for example, loss or damage

- ! to property which, when the act or negligence causing the loss or damage took place, was in the possession of, at the personal disposal of, borrowed by, stored with or otherwise handled by or in the care of the insured.
- ! caused by maintenance or repairs done by the insured person to the apartment or real estate company
- ! caused by mould, fungi or bacteria, radon, creosote or PAH compounds such as asbestos, or other indoor air problems related to indoor air impurities
- ! caused by rotting, fungal growth or decay as the result of moisture. Nor does the insurance cover odour-related damage
- ! caused by insects, rats, mice, moles, squirrels, hares or rabbits.

### Lessor's legal expenses insurance

The insurance does not cover, for example, loss or damage

- ! which relates to a bankruptcy or distraint, execution dispute referred to in the Execution Act or the execution of distraint
- ! which relates to property disputes or other claims following a divorce
- ! in which those insured under this insurance represent opposing parties
- ! which demand clarification of whether the expenses incurred from the insurance event reported by the insured are fully or partly coverable under the legal expenses insurance
- ! which is treated as a class action.

### Lessor's consequential loss insurance

- ! The insurance does not cover loss of rental income for the period of time it takes for new tenants to be found for the residential unit after the unit has been restored to a lettable state following a loss covered by insurance.



## Where am I covered?

- ✓ Lessor's consequential loss insurance is valid in the insurance location stated in the policy document.
- ✓ Lessor's general liability insurance and Lessor's legal expenses insurance are valid in Finland.



## What are my obligations?

- The correct information must be provided when applying for the insurance.
- Make sure that the amount of monthly rent reported for Lessor's insurance is always up-to-date.
- The insurer must be informed if any information submitted when applying for the insurance or entered in the policy document is incomplete, or if there have been significant changes in the information.
- The safety regulations issued by the insurance company on loss prevention and limitation must be followed.
- The information requested must be provided when claiming compensation.



## When and how do I pay?

The insurance premium must be paid by the due date. It can be agreed whether the annual premium is paid in one or several instalments. In certain cases, we require that the first insurance period's premium be paid in advance.



## When does the cover start and end?

The insurance is valid at the earliest from the date on which it was applied for. The insurance ends when the policyholder terminates it. The insurer also has the right to terminate the insurance cover under certain conditions. Remember to terminate the policy if the insured property changes owners.

Lessor's general liability, legal expenses, and consequential loss insurance require that the rented residential apartment or property is insured with MyHome Insurance. If MyHome Insurance ends, the Lessor's insurance policies linked to it also expire.



## How do I cancel the contract?

You can terminate the insurance or a cover included in it any time on the online service or by submitting a written notice of termination to the insurance company. Insurance cannot be terminated over the phone.