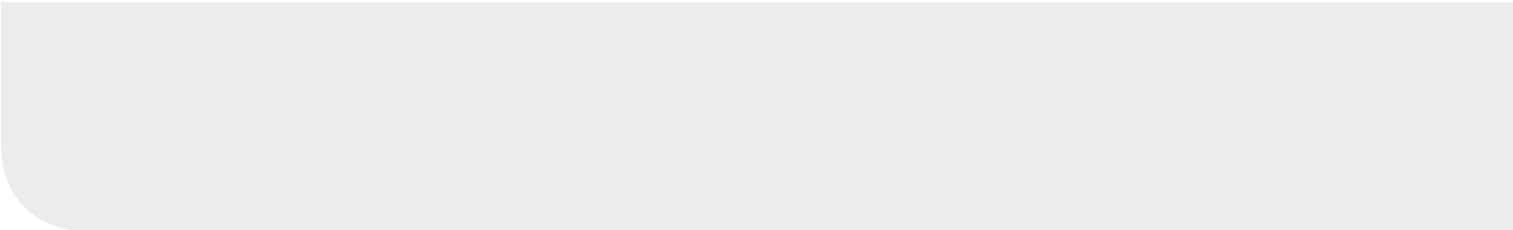
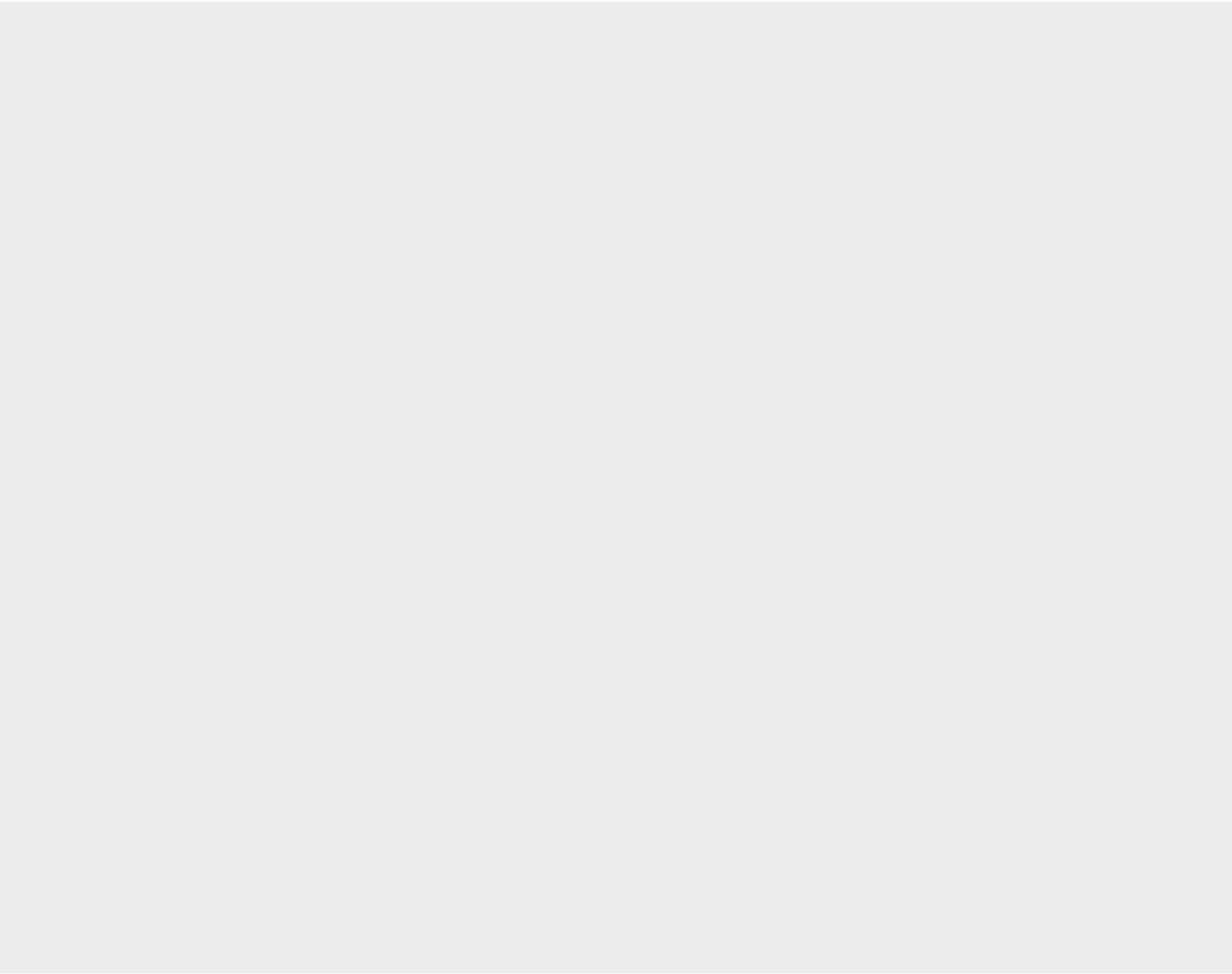


Professional Indemnity Insurance

Estate & Letting Agents Policy Summary of Cover



JLT Professional Risks



Estate Letting Agents Policy Summary of Cover

Professional Indemnity Policy for Surveyors, Quantity Surveyors, Auctioneers, Valuers and Estate Agents

Your Royal & Sun Alliance Professional Indemnity Policy is an annual contract which may be renewed each year subject to your needs and our terms & conditions.

This policy provides protection to you in respect of civil liability for damages and claimant's costs and expenses incurred in connection with the conduct of your Professional Business. Cover applies to claims first made against you and notified to us during the Period of Insurance. Our policy meets the requirements of the Royal Institution of Chartered Surveyors.

The following tables provide a summary of the main policy features & benefits and any significant exclusions & limitations.

For full policy details and our full terms and conditions please read your Policy Wording, which will be provided on completion of your contract, or at any time on request.

Estate Letting Agents Policy Summary of Cover

Table 1 Standard Features & Benefits

The following will automatically be included in your policy:

Features & Benefits	Significant Exclusions or Limitations
Professional Indemnity Insurance (Surveyors, Quantity Surveyors Auctioneers, Valuers and Estate Agents)	
<p>Standard Cover:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Meets the requirements of the Royal Institution of Chartered Surveyors <input type="checkbox"/> "Claims made" wording, meaning that the policy covers claims first made against you and notified to us during the Policy Period <input type="checkbox"/> Protection is given to the Insured named in the Schedule, past and present partners (or members of LLPs), directors, consultants, employees, self-employed persons (or their legal representatives in the event of death, incapacity, insolvency or bankruptcy) <input type="checkbox"/> Covers civil liability (including liability for claimant's costs and expenses) incurred in connection with the conduct of Professional Business. The term "civil liability" includes <ul style="list-style-type: none"> - breach of professional duty - liability for dishonest acts - libel & slander - liability for damage to documents - infringement of intellectual property rights - other types of civil liability, such as contractual liability, unless specifically excluded <input type="checkbox"/> Includes cover for adjudication and arbitration awards <input type="checkbox"/> Covers liability assumed under the standard collateral warranty agreements of the British Property Federation or the Construction Industry Council <input type="checkbox"/> Includes cover in respect of liability for services performed whilst holding individual appointments accepted in the course of your business <input type="checkbox"/> Cover for ombudsmen's awards up to £100,000 any one claim (or series of claims attributable to the same original cause) <input type="checkbox"/> Defence Costs incurred with our written consent are payable in addition to the Limit of Indemnity 	<ul style="list-style-type: none"> <input type="checkbox"/> Claims which should be insured under other types of policies, such as Employers' Liability and Public/Products Liability, Directors' & Officers' Liability, Employment Practices Liability and Motor Insurance <input type="checkbox"/> Nuclear risks, war & terrorism <input type="checkbox"/> Adjudications where the adjudicator is not independent or the timetable is more onerous than in the Scheme for Construction Contracts and arbitration awards made outside the UK <input type="checkbox"/> Asbestos Risks (however some restricted cover is given subject to a limit of £250,000 in the Policy Period) <input type="checkbox"/> Express guarantees/collateral warranties relating to fitness for purpose, the period of a project or acceptance of express contractual penalties or liquidated damages, which exceed your liability in the absence of such agreements (not applicable to the named standard warranty agreements) <input type="checkbox"/> Claims made by entities in which you have a controlling interest or which have a controlling interest in you <input type="checkbox"/> Dishonesty of a person after there is reasonable cause for suspicion <input type="checkbox"/> Investment activities which are regulated by the Financial Services Authority <input type="checkbox"/> Fines, penalties and punitive damages <input type="checkbox"/> Claims arising from market fluctuations (but not applicable to surveys or valuations of property for sale purposes) <input type="checkbox"/> Ombudsman's costs & expenses <input type="checkbox"/> Claims brought in the USA or Canada <input type="checkbox"/> Previous claims or circumstances <input type="checkbox"/> Pollution (other than negligent structural design or specification or failure to report a structural defect) <input type="checkbox"/> Surveys or valuations undertaken by non-qualified or inexperienced persons <input type="checkbox"/> Business risks, such as your insolvency or trading losses <input type="checkbox"/> Damage to Documents caused by computer viruses or hacking (procedures must be in place for the security and daily back-up of electronic Documents)

Estate Letting Agents Policy Summary of Cover

Features & Benefits	Significant Exclusions or Limitations
Professional Indemnity Insurance (Surveyors, Quantity Surveyors Auctioneers, Valuers and Estate Agents) continued	
<p>Standard Cover:</p> <ul style="list-style-type: none">[] Fidelity insurance covering<ul style="list-style-type: none">- up to £100,000 in the aggregate for loss arising from a Fraudulent Act committed by an Employee in connection with the Professional Business which is first discovered and notified to us during the Policy Period- up to £5,000 for Investigation Expenses[] Costs of replacing or restoring Documents lost or damaged in transit or in your custody occurring in the conduct of the Professional Business up to a maximum of £50,000 during the Period of Insurance[] Compensation for court attendance in connection with a Claim at the following daily rates<ul style="list-style-type: none">A) Any principal, partner or director - £200B) Any Employee - £100C) Any other relevant party - £200[] 80% of costs incurred for legal representation at hearings, tribunals or proceedings in respect of occurrences which may give rise to a claim under the policy, up to a maximum of £10,000 during the Policy Period[] 80% of reasonable costs incurred for defence of prosecutions under specified legislation relating to Estate Agents, Health & Safety and Construction, where proceedings may protect you against a civil liability claim, up to a maximum of £100,000 in the aggregate during the Policy Period[] Special benefit clause waiving our rights to avoid the policy in the event of innocent nondisclosure	

Estate Letting Agents Policy Summary of Cover

Table 2 General Conditions

The following apply to the policy as a whole. For full details of these and other exclusions and limits please read your Policy Wording/Schedule.

Conditions

- The Proposal and any information supplied by you forms the basis of and is incorporated in the policy
- The policy is governed by English Law
- Special Institution clause for members of the Royal Institution of Chartered Surveyors
- Claims or circumstances which might give rise to a claim must be notified to us in writing as soon as possible
- Adjudications must be notified within two working days
- Immediate notice must be given to us of an ombudsman's review of a case connected with your Professional Business

Insured's Contribution & Limits

- For Civil Liability the Limit of Indemnity is specified in the Schedule and applies on an "any one claim" basis without aggregate limitation in the Policy Period. Defence Costs are payable in addition
- Your policy will be subject to an Insured's Contribution, which is the amount you must contribute towards settlement of a claim
This will be shown in your Policy Schedule. No contribution is payable for Defence Costs or Damage to Documents

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