

IMPORTANT NOTE - THIS DOCUMENT IS A COLLECTION OF QUESTIONS ASKED FREQUENTLY BY PEOPLE WHO HAVE APPLIED FOR HOME SELLERS PROTECTION INSURANCE AND IS INTENDED AS AN EXPLANATORY GUIDE TO PURCHASING THE POLICY. PLEASE BE AWARE THAT THIS DOCUMENT DOES NOT FORM PART OF YOUR INSURANCE POLICY AND IT IS IMPORTANT THAT YOU CONSIDER THE FULL POLICY WORDING PRIOR TO PURCHASE

When am I considered to have instructed a solicitor to act on my behalf?

Once you have confirmed to them to act on your behalf for the sale of your property - when you have signed the terms or appointment.

When can I purchase the policy?

Within 7 days of your acceptance of the buyers offer to purchase the property and you or your representative has sent written confirmation of the acceptance to the buyer or their representatives.

I'm selling a flat, am I eligible for cover?

Yes - the property being a flat would not prevent you from purchasing cover.

I'm selling a property that is used as a buy-to-let, am I eligible for cover?

Yes - the property being a buy to let would not prevent you from purchasing cover.

I'm selling a property to a cash buyer, am I eligible for cover?

Yes - selling to a cash buyer does not make you ineligible for cover. However, the insured events and cover on the policy relating to the mortgage lender will not apply.

There has been a survey carried out on the property, am I eligible to take out the cover?

Unfortunately, if there has been a survey undertaken up to 90 days prior to purchasing the policy, you are not eligible for cover.

What are the limits of cover (sums payable) under the policy?

£1650.00. The policy limit is the maximum we will pay in total and includes VAT (e.g. if the fees were £1500 + VAT = £1800, we would pay £1650).

Can I increase the sections of cover?

No. The policy benefits are set and cannot be changed.

Are legal fees covered under the policy?

Yes they are covered on the conveyancing section of the policy up to policy limit.

Can I renew my policy, extend my policy or take out another policy once my cover has expired?

No, you have 180 days of cover. You cannot extend cover or take out another insurance policy once cover expires as you will not be able to agree to the start date term of the policy.

Am I covered for legal fees incurred against a property that I am buying as well as the property I am looking to sell?

No. The policy only covers cost incurred in relation to the property that you are selling. There is a home buyer's protection policy available on the website if this cover is required.