



What insurance do landlords need?

You may need different types of cover depending on the risks you face. You can build your landlord insurance policy choosing from covers such as liability insurance, buildings and contents insurance, loss of rent and more. Remember, a conventional home insurance policy won't cover you for rental activities. Here are some of the most popular covers you may need as a landlord:

Landlord buildings insurance

Landlord buildings insurance can cover costs to rebuild or repair the structure of your rental property – such as walls, floors, roof, fixtures and fittings - if it's damaged or destroyed by events like fire, storm, flood or vandalism.

Landlord liability insurance

Landlord liability insurance covers you against the cost of claims arising from injury or damage suffered by a tenant or visitor as a result of a fault in your property. For example, if a tenant tripped over a trailing wire and made a claim for injury, this cover could help you pay compensation or legal costs.

Landlord contents insurance

Landlord contents insurance protects the household items in your rental property, like furniture and appliances, against damage or theft, but not against gradual 'wear and tear' over time. It doesn't cover your tenants' belongings: your tenants will need to take out their own contents insurance.

Accidental damage insurance

Accidental damage insurance protects you against DIY accidents and home mishaps such as spilling wine on furniture. It may also cover outdoor accidents, such as a child throwing a ball through a window. It won't cover simple wear and tear, and it usually won't cover damage caused by pets or bad workmanship.

Loss of rent insurance

If your property becomes uninhabitable as a result of an insured event, like fire or flood, and your tenants have to move out, loss of rent insurance covers the income you've lost. This cover won't protect you against your tenants defaulting on their rent, which is a risk that's covered by tenant default insurance.

Rent Guarantee insurance

Rent guarantee insurance can cover a period of lost rent if your tenants fail to pay for rent they owe. As long as you perform credit checks and background checks on your prospective tenants, you can add tenant default cover to your landlord insurance policy.

Alternative accommodation insurance

If you're contractually obliged to provide alternative accommodation in the event that your property becomes uninhabitable, alternative accommodation insurance will cover this cost usually up to 20% of the building sum insured. In order for this cover to pay out, the property must be uninhabitable because of a specified and insured event.

Unoccupied property insurance

Unoccupied property insurance protects your rental property even when it's vacant, for example before your tenants move in or between lets. While your house is empty, you may have to do certain things for your cover to remain valid, such as making regular checks on the property.

Landlord legal expenses insurance

Legal expenses insurance can cover your legal expenses and usually provides access to a legal helpline 24/7, meaning you'll have a property law expert on hand whenever you need one. This cover provides protection should you find yourself facing steep legal fees, for example if you were to take a tenant to court to pursue rental arrears or need legal assistance to evict a troublemaking tenant.

For a quotation
please call one of our
team on 01803
659118

234-236 Union Street, Torquay, TQ2 5QS

www.rivierainsurance.co.uk

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Registered address: Petitor House, Nicholson Road, Torquay, TQ2 7TD