

Policy Number	RISFIPO353001/201701325	Date of Issue	01/08/2017
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Agent Details

Residents Insurance Services Limited	Telephone	020 7428 7890
UPS Building Regis Road	Agent No	23613L
London	Agent Reference	32390/Howarth/Feb/08/01-Estate96
NW5 3EW		

Policy Holder Details

INSURED	Grays Inn Capital Limited
Business Description	Property Owner
Postal Address	Leasehold Property Management Ltd PO Box 406 London NW5 2UW

Policy Details

Policy Number	RISFIPO353001/201701325		
Transaction Type	Renewal		
Effective Date	09/08/2017	Expires On	08/08/2018
Premium	£1,612.52		
IPT	£193.50		
Total Premium	£1,806.02		

This Schedule forms part of the Policy

If the information in this Schedule is incorrect or incomplete, or if the insurance does not meet your requirements, please tell RIS at once.

You are reminded of the need to tell RIS immediately of any facts or changes that we should take into account in the assessment or acceptance of this insurance as failure to disclose all relevant facts may invalidate the Policy, or may result in the Policy not operating fully.

Individual words within this schedule are capitalised which means they have specific meaning in the Policy Wording, a copy of which is either included or available on request.

This policy is administered by Residents Insurance Services Limited (RIS) – Registered in England and Wales No 3952276 Registered Office UPS Building, Regis Road, London NW5 3EW – RIS is authorised and regulated by the Financial Conduct Authority
This policy is underwritten by Ageas Insurance Limited – Registered in England and Wales No 354568 Registered Office Ageas House, Hampshire Corporate Park, Templars Way, Eastleigh, Hampshire SO53 3YA – Ageas Insurance Limited Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority

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Claims

In the event of any incident likely to give rise to a claim under this Policy, details must be provided promptly to Cunningham Lindsey

Telephone between 08:00 and 18:00 0345 609 9230
Telephone outside the above hours 0345 604 8580
Email RISclaims@cl-uk.com

For full detail on how to make a claim please refer to the Policy Wording.

Property Summary

The PREMISES for which cover has been arranged under this policy being:

PREMISES

1-20 (Excl 13) Beaumont Court Abercromby Avenue High Wycombe HP12 3GW United Kingdom

Endorsements Applicable to this Policy

The following endorsements are applicable to this policy:

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SECTION 1 – PROPERTY DAMAGE

OPERATIVE

	Declared Value	Sum Insured	Basis of Settlement
BUILDINGS Day One Uplift 50%	£2,024,851	£3,037,276	3
CONTENTS OF COMMON PARTS	Not Applicable	£12,016	

EXCESSES applicable to Property Damage

Fire, Lightning, Aircraft, Explosion and Earthquake EXCESS	£0
Escape of Water EXCESS	£250
Subsidence, Landslip and/or Heave EXCESS	£1,000
Flood EXCESS	£2,500
All Other Damage EXCESS	£250

SECTION 2 – RENT

NOT OPERATIVE

	INDEMNITY PERIOD	Sum Insured
RENT	months	£0

SECTION 3 – PROPERTY OWNERS LIABILITY

OPERATIVE

Limit of Indemnity	£5,000,000
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EXCESSES applicable to Liability

Third Party Property Damage EXCESS	£250
Third Party Personal Injury EXCESS	£250

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SECTION 4 – EMPLOYERS LIABILITY

NOT OPERATIVE

Limit of Indemnity

NOT OPERATIVE

SECTION 5 – LEGAL DEFENSE COSTS

OPERATIVE

Limit of Indemnity

£5,000,000

SECTION 6 – EVICTION OF UNAUTHORISED OCCUPANTS

OPERATIVE

Limit of Indemnity

£50,000

SECTION 7 –TERRORISM

NOT OPERATIVE

This is to confirm that Sabotage & Terrorism Insurance is provided for the property listed on this schedule, under a Master Sabotage & Terrorism Policy, underwritten by Certain Underwriters at Lloyd's of London, Master Policy Number being GP02606A16

Evidence of Cover for	Grays Inn Capital Limited
	1-20 (Excl 13) Beaumont Court Abercromby Avenue High Wycombe HP12 3GW United Kingdom

Summary of Master Policy

Master Policy Number	GP02606A16		
Period of Cover	From 09/08/2017	To 08/08/2018 (both days inclusive)	
Underwritten by	Certain Underwriters at Lloyds of London		
Sum Insured	Buildings	£2,024,851	
	Communal Contents	£12,016	
	Loss of Rent	£0	
	Ground Rent	up to £50,000	
Excess	£5,000 each and every occurrence		
Coverage	<p>Subject to the exclusions, limits and conditions contained within the Master Policy, coverage is provided against physical loss or physical damage occurring during the period caused by an Act of Terrorism or Sabotage and resultant loss of Rental Income and Alternative Accommodation Expenses and/or loss of Ground Rent.</p> <p>For the purpose of this Insurance:-</p> <p>An Act of Terrorism means an act or series of acts, including the use of force or violence, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s), committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes.</p> <p>And</p> <p>An Act of Sabotage means a subversive act or series of such acts committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes.</p>		

This Evidence of Cover Schedule is issued solely for guidance purposes and reference should be made to the full terms, conditions, and exclusions contained within the Master Policy wording

Date of Issue	01/08/2017
Property Reference	41243/Howarth/Feb/08/01-Estate96/TRR

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AND

Thompson Heath & Bond Limited (THB) – Registered in England No 1514749 Registered Office 107 Leadenhall Street London EC3A 4AF – THB is authorised and regulated by the Financial Conduct Authority