

**INDEMNITY POLICY**

In consideration of the premium paid the Insurer will, subject to the Conditions, terms and limitations of this Policy, pay to the Insured the Loss described in the Cover clause of this Policy. The Policy, its Schedule which appears in the box below, any replacement Schedule and any endorsement issued in respect of this Policy shall be read as one contract. Any word or expression to which a specific meaning has been attached in any part of this Policy or the Schedule shall bear such meaning wherever it may appear.

<b>SCHEDULE</b>		<b>Policy No: AS SPECIMEN</b>
<b>Insured (The Purchaser):</b>		
<b>Insured (The Mortgagee):</b>		
<b>Property:</b>		
being a single private dwelling and/or commercial or business premises situated in England or Wales		
<b>Commencement Date:</b>	<b>Limit of Indemnity:</b>	<b>Premium:</b> (Incl. IPT at the current rate)

*By authorising the issue of this Policy you confirm that you have complied with the requirements of the Insurance Distribution Directive, and provided the Insured with a full colour copy of the IPID and a copy of the specimen policy.*

**Authorised by**

Signature	Print name in capitals	Name of firm in capitals	Date
<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>

**CHOICE OF LAW**

The law of England and Wales will apply to this contract unless you and the Insurer agree otherwise.

**CONDITIONS**

1. The liability of the Insurer to make any payment under this Policy will be conditional upon compliance with the terms and Conditions of this Policy. If the Insured fails to comply with any such term or Condition, the Insurer will not pay the claim, except where compliance with the term tends to reduce the likelihood of a Loss of a particular kind, in which case the Insurer will pay for any claim where the Insured shows that its failure to comply did not cause, contribute or make worse the Loss which occurred. The Insurer will not unreasonably reject a claim.
2. The Insured shall give immediate notice to the Insurer of any circumstances likely to give rise to a claim and, at the expense of the Insurer, shall do and concur in doing and permit to be done all things necessary to minimise the Loss.
3. The Insured shall not make any admission of liability, offer, promise or payment or incur any costs or expenses without the prior written consent of the Insurer.
4. If any difference shall arise as to the amount to be paid under this Policy (liability being otherwise admitted) such difference shall be referred to an arbitrator to be appointed by the parties in accordance with the Arbitration Act 1996 or current equivalent. The Insured shall have no right of action against the Insurer under this condition until an arbitration award has been made.
5. If, at the time of any Loss resulting in a claim under this Policy, any other insurance taken out by or on behalf of the Insured or any other person covers the same Loss or any part of it, or would cover it but for the existence of this Policy, the Insurer's liability under this Policy shall be limited to its rateable proportion of such Loss.
6. If a claim is in any way fraudulent or if the Insured deliberately causes a Loss, the Insurer will refuse to pay the whole of the claim and recover from the Insured any sums that it has already paid in respect of the claim. The Insurer may also by notice to the Insured treat the Policy as having terminated with effect from the time of the fraudulent act. No premium will be refunded if the Policy is terminated.
7. Before the Policy starts and whenever it is changed, the Insured must take care to ensure information provided to the Insurer which is relevant to this cover is accurate. If the Insured has taken out this Policy for business purposes, the Insured must also disclose sufficient information to ensure a fair presentation of the risk is made to the Insurer. Failure to do so could invalidate the Policy or lead to a claim not being paid in full or at all.
8. This Policy shall not be in force unless it has been signed by a person so authorised by the Insurer.
9. This Policy is not assignable.

**COMPLAINTS PROCEDURE**

If you complain, your complaint will be acknowledged within 2 working days of receipt. We will investigate your complaint and we aim to resolve complaints within 5 working days. If this is not possible, we will keep you updated and we will send a final response by the end of 8 weeks after receipt of the complaint. Please follow the steps below. Following the complaints procedure does not affect your right to take legal action. For further information on our complaints handling procedure, please contact us at the address below.

**Step 1:** Seek resolution by writing to the Managing Director, Guaranteed Conveyancing Solutions Limited at GCS House, High Street, Heathfield, East Sussex TN21 8JD.

**Step 2:** If appropriate, we will pass details of your complaint to the solicitor who sold you the Policy or the Insurer.

**Step 3:** If after making a complaint to us, you are still unhappy and feel the matter has not been resolved to your satisfaction, please contact the Financial Ombudsman Service, Exchange Tower, London E14 9SR, [www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk), 0800 023 4567.

**NON-INVALIDATION CLAUSE**

(Protection for Mortgagees)

The interest of any Insured in this Policy shall not be prejudiced by any act omission or misrepresentation by any other party unless such party acted on their behalf or with their knowledge or consent.

## COVER

The Purchaser has contracted to purchase the Property and the Mortgagee has agreed to provide the Mortgage Loan without the benefit of Standard Conveyancing Searches.

The Insurer will pay the Insured for any Loss happening on or after the Commencement Date solely and directly as a result of any adverse matters which would have been revealed by the results of Standard Conveyancing Searches, if such searches had been submitted and the results received on or prior to the Commencement Date.

### For the purposes of this Policy, Loss shall mean

1. In respect of the Purchaser
  - A. the amount of any financial charges registered against the Property,
  - B. any reduction in the Market Value of the Purchaser's interest in the Property, as determined by a surveyor appointed by agreement between the Insured and the Insurer and to be calculated at the date of the surveyor's valuation.
2. In respect of a Mortgagee, financial loss sustained in connection with the mortgage advance resulting from 1 A. and 1 B. above.

## PROVISOS

### Provided always that

- (a) however many claims are made under this Policy, the total liability of the Insurer in respect of all claims added together shall not exceed the Limit of Indemnity.
- (b) the Insurer shall not be liable in respect of any Loss
  - (i) resulting from any matter(s) revealed by any searches or enquiries made by or on behalf of the Insured, or of which the Insured was otherwise aware at the Commencement Date,
  - (ii) if the property has not been occupied throughout the period of 12 months immediately prior to the Commencement Date,
  - (iii) which is recoverable under a buildings insurance policy,
  - (iv) formal or informal enforcement action of any type or any claims relating to, or in connection with the installation of external cladding or defective or insufficient fire compartmentation or thermal protection,
  - (v) arising from any act or omission of the Insured or any persons authorised by them,
  - (vi) resulting from contamination caused after the Commencement Date,
  - (vii) arising from contamination caused by radioactive substances or materials,
  - (viii) if, at the Commencement Date, there existed a Remediation Notice or any statement, notice or declaration in relation to Contaminated Land Regulations in respect of the Property,
  - (ix) if the Property exceeds ten acres,
  - (x) if, at the Commencement Date, any Chancel Repair Liability is evident from the title deeds or registered against the Property at the Land Registry,
  - (xi) resulting from the use of the Property for any other purpose other than a single private dwelling and/or commercial property.

## DEFINITIONS

**Accredited Search Agent** shall mean a person, firm or company which, at the time that an Environmental Search or chancel search was carried out, was a member of the Council of Property Search Organisations and/or subscribed to the search code(s) monitored by the Property Codes Compliance Board.

**Chancel Repair Liability** shall mean a common law liability to pay all or part of the cost of repair to a church chancel.

**Contaminated Land Regulations** shall mean the Environmental Protection Act 1990, the Environment Act 1995 or any statutory modification or re-enactment of such Acts.

**Market Value** shall mean the value as determined by a surveyor appointed by agreement between the Insurer and the Insured.

**Mortgage Loan** shall mean the monies advanced by the Mortgagee to the Purchaser by way of mortgage at the Commencement Date of this Policy and secured on the Property by way of a legal charge.

**Remediation Notice** shall mean a remediation notice under Part II A of the Environmental Protection Act 1990 in respect of the Property.

**Standard Conveyancing Searches** shall mean all or any of the following:

- (a) local authority search comprising of:
  - (i) Form LLC1, or other official forms which replace it,
  - (ii) Form(s) CON29 (R) and/or (O), or other official forms that replace it,
- (b) mining searches of any type,
- (c) chancel search comprising enquiries made by an Accredited Search Agent of the Record of Ascertainments held at the Public Record Office,
- (d) drainage search on Form CON29 DW, or other official forms that replace it,
- (e) environmental search comprising a report containing an environmental risk assessment of the Property produced by an Accredited Search Agent.

**Insurer** shall mean First Title Insurance plc, registered in England & Wales under Company number 01112603, Registered Office- ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU, authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under Register number 202103.

## ADDITIONAL CLAUSES

**How to Claim:** If you need to make a claim please contact the Insurer at ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU, or by email to [claims@firsttitle.co.uk](mailto:claims@firsttitle.co.uk), or by telephone on 0207 160 8126 quoting the Policy number. Please be aware of the Conditions on the face of the Policy and the Provisos above. In assessing any claims made the Insurer or their agents may undertake checks against publicly available information (such as electoral roll, county court judgments, bankruptcy or repossessions).

**Cancellation Rights:** You may cancel this Policy within 14 days of its conclusion or receipt of the Policy document whichever is the later. To cancel you should contact the person who arranged the cover. You will be entitled to a refund of the premium paid less a deduction based upon the duration of the cover provided unless a claim becomes payable under the Policy prior to cancellation taking effect. Important: Cancellation may place you in breach of contract in relation to a property sale or mortgage.

**Mortgagees:** Cancellation of this Policy by any other Insured shall not affect the rights or interests of any mortgagee unless the mortgagee is aware of or agreed to the cancellation of the Policy.

**Financial Services Compensation Scheme (FSCS):** We are covered by the Financial Services Compensation Scheme (FSCS). If we cannot meet our obligations you may be entitled to compensation from this scheme, depending on the type of insurance and circumstances of any claim. Further information about compensation scheme arrangements is available from the FSCS [www.fscs.org.uk](http://www.fscs.org.uk) or contact the Scheme helpline on 0800 678 1100 or 020 7741 4100.

**Privacy Policy:** We will use data in accordance with our privacy policy, which can be found on our website at [www.gcs-title.co.uk/privacy-policy/](http://www.gcs-title.co.uk/privacy-policy/).

**Sanctions:** The Insurer shall not be deemed to provide cover and shall not be liable to pay any claim or provide any benefit under this Policy to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose the Insurer to any sanctions, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America.