



SUMMARY OF COVER – HOUSING POLICY (LEASEHOLD OR SHARED OWNERSHIP)

Policy Number: JHA-22S057-0013
Insurer: Zurich Municipal
Policyholder: GreenSquare Group Limited and their subsidiaries
Period of Insurance: From: 1 April 2009 To: 31 March 2010

This is a summary of the significant features, benefits and limitations of the cover provided to leaseholders or shared owners by Zurich Municipal's Housing policy. The full terms, conditions or exclusions are shown in the Policy Document, which can be obtained from Zurich Municipal.

Type of insurance and cover

The Policy provides indemnity to leaseholders against the following events: fire, lightning, explosion, aircraft, riot, civil commotion, malicious persons, earthquake, subterranean fire, storm, flood, escape of water, falling trees, impact, theft, leakage of oil, aerial breakage, accidental breakage of fixed glass and fixed sanitaryware, accidental damage to supply pipes and cables, accidental damage, subsidence, ground heave, landslip.

Significant features and benefits

1. Architects surveyors and legal fees
2. Removal of debris
3. Additional costs incurred to comply with government or local authority requirements
4. Loss of rent and additional costs of temporary accommodation up to 20% of the Building sum insured.

Significant or unusual exclusions or limitations

1. Excess

- The first £100 of each and every loss

2. Storm or Flood

- Damage caused by frost, subsidence, ground heave or landslip.
- Damage attributable solely to changes in the water table level.
- Damage in respect of fences and gates.

3. Unoccupied Properties

- Damage caused by Escape of Water, Malicious Persons, Theft or Accidental Damage in respect of Buildings which have been empty or not in use
 - for more than 120 consecutive days (full exclusion)
 - for more than 60 consecutive days (the first £500 of each and every loss)

4. Subsidence, Ground Heave or Landslip

- The first £1,000 of each and every loss in respect of Buildings.
- Damage in respect of patios terraces swimming pools tennis courts walls gates and fences unless also affecting a Housing Property as defined by the Policy.
- Damage caused by:
 - The normal settlement or bedding down of new structures
 - The settlement or movement of made up ground
 - Coastal or river erosion
 - Defective design or workmanship or the use of defective materials
 - Damage resulting from demolition, construction, structural alteration or repair of any property, or groundworks or excavation at the site of the Buildings

5. General Insurance Exclusions

- Loss or Damage caused by:
 - Ionising radiation or contamination by radioactivity
 - War invasion act of foreign enemy hostilities (whether war be declared or not) civil war rebellion revolution insurrection or military or usurped power
 - Pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds

6. Pollution or Contamination

- Damage caused by pollution or contamination other than that which itself arises from a contingency hereby insured against or a contingency hereby insured against which itself arises from pollution or contamination.

