

how to
protect
you
and your
home
through us



sequence

Working with our insurance partners we can help make sure you're covered should anything happen to you, your loved ones, or your home.

This guide explains the different kinds of insurance products we can arrange for you. Our Mortgage Consultants are on hand to help with any questions you have.

1 protecting you

Do your loved ones depend on you and your income? What would happen if ill health – or even death – prevented you from paying your mortgage? That's when life insurance, critical illness cover and income protection can prove vital.

life insurance

This protects your family should the worst happen. Life insurance pays out a tax-free lump sum if you die. This can help clear any debts you have, particularly your mortgage.

We'll advise you on the appropriate policy term (how long you're protected) and the cover amount (how much you're insured for). The cover amount is paid out if you die during the policy term.

You can have life insurance covering just yourself (single policy) or two people (joint policy). Should one of you die during the policy term and the cover is paid out, the policy ends.

terminal illness cover

The life insurance products we offer include terminal illness cover as standard – that means you'll receive the full cover amount if you're diagnosed with a terminal illness during the policy term and life expectancy is less than 12 months.

death in service

You might already have some kind of life insurance cover in the form of death in service benefit from your employer, which pays out a lump sum should you die while employed by them. Bring any details of your existing cover with you when you come and see us, and we'll review it alongside your future protection needs.

critical illness

This protects you and your family if you're diagnosed with one of the medical conditions or illnesses listed in the policy terms.

It pays out a tax-free lump sum if you become ill during the term you're covered, helping you meet financial commitments. It also includes children's critical illness benefit paying out a tax-free lump sum on diagnosis of a listed illness.

If you have combined life and critical illness insurance, the policy will also pay out if you die.

Just like the life insurance products we offer, you can choose a single or joint policy.

types of cover for life insurance/critical illness

Our Mortgage Consultant will help identify the most suitable policy for you, and will then recommend the type of cover that best meets your needs:

level cover

The cash amount of your cover stays the same throughout the policy, paid out as a lump sum, if you make a successful claim.

decreasing cover

The cash amount decreases each month throughout the policy, broadly in line with your outstanding mortgage balance. It's paid out as a lump sum if you make a successful claim.

guaranteed premium

Your monthly premium stays the same throughout the policy.

reviewable premium

Your premium is initially fixed, but after a certain amount of time, your insurer has the option to review it. This means you could be affected by premium increases.

income protection

This is a long-term policy that pays a monthly income should you suffer an illness or injury that stops you going to work.

After an agreed waiting period (known as a deferred period) you'll begin receiving monthly payments, which will continue until you return to work, the policy expires, or you die – whichever is earliest.

extra benefits

Our insurance provider may already include some of these features in your policy as standard, but others may be optional extras and available for an additional premium. Speak to our Mortgage Consultant about which benefits are most suitable for you.

- **Fracture Cover** - gives the reassurance of knowing you may receive a lump sum if you sustain one of a number of specified fractures in any 12-month period.
- **Second Medical Opinion*** - a second medical opinion could be lifesaving, with a review of both diagnosis and treatment.
- **Worldwide Medical Treatment** - in conjunction with expert second medical opinion, this can give you and your family access to worldwide medical experts and treatment.
- **24-hour health line*** - 24-hour access to a private health line service where you and your family can speak to a qualified nurse and get one to one support for any health related query.
- **Counselling*** - designed to offer short-term face-to-face or telephone-based counseling.
- **Annual health check*** - optional health check provided annually.
- **Access to an online GP*** - available on payment of a fee.

duty of disclosure

When you take out any kind of insurance it's your responsibility to provide complete and accurate information to both our Mortgage Consultant and the insurance provider, up to the time your policy is started. Any information you fail to disclose that might affect your policy could invalidate your cover and affect any claims you make.

* Non-contractual benefit which can be removed at any time.

2 protecting your home

Buildings and contents insurance won't prevent disasters happening, but should things go wrong in your home they can help you recover a lot easier.

buildings insurance

If the unfortunate should happen, you'd want to know the damage could be repaired or that your home could be rebuilt.

Buildings insurance protects your home, its fixtures and fittings (e.g. a fitted kitchen and bathroom) against events such as storms, fire, floods, subsidence or explosion.

Buildings insurance must be in place from the point you exchange contracts on a freehold property that's being purchased with a mortgage.

You should insure your property for the cost to rebuild, not the market value. A homebuyer's report carried out by a chartered surveyor will include a rebuild cost for insurance purposes, which we can help you arrange.

contents insurance

Contents insurance covers your possessions and valuables against perils such as storm, fire, flood or theft. Contents insurance isn't a legal requirement for buying or owning a property, but it's definitely something you should consider.

When we're arranging your cover we'll ask for an estimated value to replace your contents. Ask us for a copy of our contents calculator, which will help you with this.

Don't forget accidental damage cover

Some buildings insurance policies have an element of accidental damage cover included, but you may want to add additional cover for more protection to the physical structure of your home.

You might want to consider adding contents insurance with accidental damage cover too. Speak to our Mortgage Consultant to find out more.

For buyers in Scotland

insurance: Your mortgage lender will require you to have buildings insurance in place for the date of entry.

3 making a will

Planning what happens to your money, possessions and property will save your loved ones additional stress, worry and cost.

Our will-writing partner can provide a simple, straightforward service for your peace of mind. If you'd rather have professionals carry out your wishes instead of a relative or friend they can arrange that service with experience and impartiality, and even have your will stored for you if you wish.

What does a will mean for you?

- You can leave specific amounts of money to specific people
- It ensures the proceeds of a life assurance policy are paid to the right person
- You can choose who will become the guardians of your children
- You can pass your estate to an unmarried partner
- You can choose who you want to be executor of your will to ensure your wishes are followed
- You can ensure an item of sentimental value or even a family heirloom is passed to a named beneficiary
- You can leave something to charity

Protect it all today

Call or visit your local branch to speak to our Mortgage Consultants, who are ready with insurance knowledge and practical advice on how best to protect you and your loved ones. We can help you protect what's important right now, so you don't have to worry about it tomorrow.



A BROKER FEE MAY BE PAYABLE UPON MORTGAGE APPLICATION AS WELL AS AN ADMINISTRATION FEE. THE TOTAL FEE PAYABLE WILL DEPEND ON YOUR CIRCUMSTANCES. YOUR MORTGAGE CONSULTANT WILL EXPLAIN ANY FEES APPLICABLE IN YOUR INITIAL APPOINTMENT.

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. YOU MAY HAVE TO PAY AN EARLY REPAYMENT CHARGE TO YOUR EXISTING LENDER IF YOU REMORTGAGE.

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