

# Legal Indemnity Insurance

## Insurance Product Information Document

**Company: Commercial Title Insurance Solutions    Product: Search Validation**

Commercial Title Insurance Solutions (CTIS) is a trading name of Guaranteed Conveyancing Solutions Limited (GCS Ltd.). GCS Ltd. arranges your Policy and is authorised and regulated by the Financial Conduct Authority (with reference number 306655). Registered in England and Wales (number 3623950) at GCS House, High Street, Heathfield, East Sussex TN21 8JD.

**This document only provides a summary of this policy. Please read your Policy Wording, Schedule and Key Facts for full details.**

### What is this type of insurance?

This Search Validation policy has been designed to cover the buyer and the mortgage lender when a local, water/drainage and mining search would disclose different adverse entries to those disclosed by recent existing searches if those searches were repeated on completion.



#### What is insured?

- ✓ Any adverse matters which would have been revealed had fresh searches been carried out on completion but which were not revealed by the existing searches
- ✓ Outstanding financial charges registered against the Property
- ✓ Reduction in value of the property



#### What is not insured?

- ✗ Any adverse matters of which the buyer was aware of at commencement of cover
- ✗ Any matters which would be recoverable under a buildings insurance policy
- ✗ Any loss arising directly out of the identification of registration of the property as contaminated land pursuant to the Environmental Protection Act 1990



#### Are there any restrictions on cover?

- ! The policy does not cover new development or change of use
- ! The existing searches held by the buyer must not be more than 12 months old on completion of purchase



#### Where am I covered?

- ✓ The Policy provides cover for the Property as noted in the Policy Schedule



#### What are my obligations?

- You must take care to ensure information provided to the Insurer which is relevant to this cover is accurate. If you have taken out the policy for business purposes, you must also disclose sufficient information to ensure a fair presentation of the risk is made. Failure to do so could invalidate the policy or lead to a claim not being paid in full or at all.
- To tell us as soon as possible if you become aware of circumstances which could give rise to a claim under the Policy
- To co-operate with the Insurer, respond to requests for documents and provide the information about a claim that your Insurer may need



#### When and how do I pay?

Your premium can be paid as a one-off payment which can be made by cheque or bank transfer.



### When does the cover start and end?

The cover under the Policy will take effect on the Commencement Date as specified on your Policy Schedule and will remain in force without limit in time and the agreed Limit of Indemnity is specified on your Policy Schedule.



### How do I cancel the contract?

If you are an individual buying a policy which provides cover for you in a private capacity, you may cancel this policy within 14 days of its conclusion or receipt of the policy document. 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 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 by any other insured will not affect the rights of any mortgage lender unless the mortgage lender is aware of or agreed to the cancellation of the policy.