

# Safely Protection Policy

## Insurance Product Information Document

Company: Safely B.V.

Product: Home Structure, Contents, Liability

Safely B.V. is authorised and regulated by the Dutch Financial Conduct Authority, AFM, # 12049420 as a Direct Distributing Authorised Agent.

This document provides a summary of the cover, exclusions and restrictions. The complete pre-contractual and contractual information of this insurance, including all relevant information of the insurer, can be found in our Customer Agreement and other documents.

**What is the type of insurance?** This policy protects Property Managers and Homeowners for guest-caused structural and/or contents damage, and liability for guest bodily injury, **at rental locations while rented** to guests, as to be confirmed by a rental agreement or contract.



### What is insured?

The maximum amount we'll pay to cover losses and/or replace contents and/or settle a liability claim is specified in the Coverage and Options section of your Customer Agreement. If an **Excess** is applicable, this is also specified in your Customer Agreement.

#### First Party Property Damage

- ✓ Loss to dwelling and/or contents rented out commercially under a Rental Agreement.
- ✓ Including accidental guest-caused damage in the Insured Property.  
Optional endorsements
- ✓ Including theft (requires a police report is filed reporting the theft);
- ✓ Including intentional acts by the guest, such as prohibited smoking and pet damage, to the Insured Property (**if specifically stated in your Policy Schedule**).
- ✓ Including damage caused to/by recreational vehicles provisioned as part of the rental (**if specifically stated on your Policy Schedule**).
- ✓ Including damage resulting from a verified Bed Bug infestation (**if specifically stated on your Policy Schedule**).

#### Bodily Injury and Property Damage Liability

- ✓ Legal Liability of the insured for guest bodily injury or property damage caused as a direct result of the occupation of a dwelling by a guest during the term of the Rental Agreement.
- ✓ Includes damages claimed by any person or organization for care, loss of services, or death resulting from bodily injury and interest.
- ✓ Includes settlements.



### What is not insured?

First Party Property Damage, Bodily Injury or Property Damage when:

- ✗ the property is not rented by a guest under a rental agreement;
- ✗ expected or intended by property manager or homeowner;
- ✗ liability under contract;
- ✗ liability where you provided alcohol;
- ✗ any obligation of the Insured under a workers' compensation, disability benefits or unemployment compensation law;
- ✗ an employee or a family member of the Insured;
- ✗ a property you no longer have effective control over;
- ✗ the dwelling is of a non-permanent structure, such as a mobile home or caravan;
- ✗ occupancy by the owner of the property;
- ✗ release or escape of pollutants;
- ✗ transportation or certain uses of agricultural equipment and the like;
- ✗ war;
- ✗ defamation and infringement or invasion of privacy;
- ✗ the loss or impairment of electronic data;
- ✗ a breach of GDPR;
- ✗ virus or bacteria;
- ✗ liability for bodily injury or property damage to others caused by a guests' pet;
- ✗ dishonest or deliberate criminal acts;
- ✗ wear and tear, failure to maintain;
- ✗ acts of war (first party only);
- ✗ damage to road vehicles (first party only);
- ✗ mysterious disappearance of property on certain conditions (first party only);
- ✗ formal events (first party only);



### Are there any restrictions on cover?

- ! Coverage is only provided while the property is being rented as part of a rental agreement between you and a guest.
- ! Certain limitations may apply to your policy such as excess (the amount you have to pay yourself on a claim) for each rental period.
- ! In all cases – unless specified - a maximum insured sum for each rental period applies, as stated in your Customer Agreement.
- ! In some cases, we can request for a police report to substantiate the claim.
- ! Where you are also covered under another policy or insurance for the same loss, special rules apply.



### Where am I covered?

- ✓ Please check your Property Management System or Safely's Portal to see if your property is indeed covered by Safely
- ✓ All countries covered are mentioned in the Policy Schedule



### What are my obligations?

- The answers in any proposal, statement of fact or declaration for this insurance or any information you have provided must be true and complete;
- You must tell us if there is a material change in circumstances; which includes any new circumstances or changes in circumstances which alter the subject matter of the policy or the nature of the risk underwritten;
- You must take all reasonable steps to prevent any accident, injury, illness, disease, loss or damage, and keep the insured properties (and content) in good repair;
- You must let us know immediately about any event which may give rise to a claim under the policy;
- You must not admit, deny, negotiate or settle a claim without our written permission;
- You must co-operate fully with us in investigating and handling any claim including sending us all documents, proof, information and any letter or legal summons or similar document we may reasonably need.



### When and how do I pay?

We will charge you on the basis of actual rentals in any of your properties during the monthly billing cycle. We will do this through monthly direct debit, unless agreed with you otherwise and confirmed on your Policy Schedule. Payment options include bank account direct debit, debit and credit cards.



### When does the cover start and end?

From the date the integration with your Reservation or Booking system is completed (as described in the Customer Agreement) for 12 months.



### When and how do I cancel?

You may cancel this policy with a 90-day notice at any time by contacting Safely BV. We will work out the premium for the period for which we have insured you and refund or charge any balance.