

INSURANCE OF APARTMENT BUILDINGS AND RESIDENTIAL BUILDINGS

INSURANCE PRODUCT INFORMATION DOCUMENT

Company: **PREMIUM Insurance Company Limited, insurance company**, with its registered office at George Borg Olivier Street 68, St. Julian's, STJ 1081, Republic of Malta, entered in the Register of Companies of the Republic of Malta, registration number C 91171, acting in the territory of the Slovak Republic through its organizational unit:

PREMIUM Poist'ovňa, a branch of an insurance company from another Member State, with its registered office at Námestie Mateja Korvína 1, 811 07 Bratislava – City District of Staré Mesto, Slovak Republic, Company ID: 50 659 669, registered in the Commercial Register of the District Court Bratislava I, Section: Po, File No.: 3737/B

Product: **PREMIUM Apartment Buildings**

The insurance product information document provides a brief overview of the basic features and conditions of the insurance, and the complete pre-contractual and contractual information about the product for the customer is given in other documents.

What type of insurance is it?

It is property insurance that covers damage caused to insured buildings and/or movables, except for items excluded from insurance, as a result of insurance risks. Property insurance can be extended in the insurance policy to include liability insurance.



What is the subject of insurance?

- ✓ The subject of insurance may include a residential building or its part owned by the insured and specified in the insurance policy and/or a set of movables, groups of movables, or individual movables (selection), specified in the insurance policy by individual item, owned by the insured, used by members of the insured household in the personal (non-working) life of citizens.

Damage caused by the following groups of risk:

- (a) Fire,
- (b) Element,
- (c) Theft,
- (d) Water,
- (e) Supplementary,
- (f) All Risks.

The coverage includes risks such as fire, direct lightning strike, explosion, crash of a manned or unmanned flying body, hail, frost, avalanche, heavy snow or ice, flood, flooding, strong wind, volcano eruption, landslide, earthquake, theft, robbery, internal or external vandalism, atmospheric precipitation, tap water, water return, groundwater, water from rain gutters and downspouts, fall of trees, poles and other objects, sonic boom, smoke, vehicle crash, indirect lightning strike, short circuit in an electric motor, refrigeration failure, extended warranty of electrical appliances.

Liability insurance can be arranged in the insurance policy for damage:

- ✓ resulting from the ownership of the insured building,
- ✓ caused by the household activity and by the activity in the personal (non-working) life of citizens in the insured household

The sum insured for the individual items of the subject of insurance corresponds to the value of these items determined by the policyholder. Information on the amount of sums insured, or limits of indemnity for individual types and subjects of insurance can be found in the insurance policy.



What is not the subject of insurance?

- ✗ buildings that are unused or unusable for a long time,
- ✗ buildings for which a decision to remove them has been issued,
- ✗ loss of artistic, historical or aesthetic value of the insured building,
- ✗ motor vehicles or other means of transport with an assigned registration number,
- ✗ aircraft, vessels and rolling stock,
- ✗ animals other than domestic animals,
- ✗ forests, vegetation and plants,
- ✗ a wilful act or oversight by the policyholder, the insured or another person acting at their initiative or direction, their close person, the entitled person, the authorized person or the person living with the insured.

In the case of liability insurance:

- ✗ damage for which the insured is not liable under applicable law,
- ✗ damage caused by a breach of a legal obligation by the insured before concluding the insurance policy.



Are there any restrictions to the coverage?

- ! the insurer has the right to reduce the indemnity accordingly if the insurer has determined lower premium on the basis of false or incomplete information intentionally provided by the policyholder when arranging the insurance,
- ! the insurer has the right to reduce the indemnity if the insured violated the obligations stipulated by the Civil Code, other generally binding regulations or insurance conditions and this violation had a significant impact on the occurrence of the insured event or increased its consequences,
- ! the insurer has the right to refuse the indemnity from the insured event if the insured intentionally misleads the insurer about the material circumstances concerning the cause of the claim for the indemnity and/or the amount of the claim.



Where am I covered?

- ✓ in the case of building insurance, the insurance covers addresses in the territory of the Slovak Republic specified in the insurance policy,
- ✓ in the case of insurance of movables, the place of insurance is a place located in the territory of the Slovak Republic, defined in the insurance policy by an address or cadastral territory and plot (land) number.



What are my responsibilities?

- to answer completely and truthfully all the insurer's written questions related to the arrangement of the insurance,
- immediately notify the insurer in writing of any change in the particulars that were the basis for concluding the insurance policy, in particular changes in the insured's operating activities, personal details, type and extent of insurance risk, place of insurance, equipment used to protect insured property,
- maintain the insured property in good technical condition, perform or ensure the required revisions and inspections, use it in accordance with operation and maintenance instructions and for the purpose for which it is intended by the manufacturer,
- comply with the provisions of technical standards, generally binding legal regulations related to the agreed insurance and the provisions of the insurance policy,
- ensure that an insured event does not occur and take appropriate measures to avert one,
- notify the insurer of taking out another insurance with insurance coverage for the same property and insurance risks with another insurer, as well as of any changes to this other insurance,
- pay premiums in the specified amount by the due dates.

In the event of a loss event:

- immediately notify the insurer of the occurrence of damage or an event which the insured's liability for damage is or could be associated with and submit this notification also in writing within 5 days,
- take appropriate steps to mitigate the consequences of the damage and request instructions from the insurer and follow them,
- not to change the situation caused by the damage without the consent of the insurer, unless it is necessary to avert or mitigate the consequences of the damage or contrary to general interest,
- give a true explanation of the occurrence of the damage and the extent of its consequences, prove the origin and its extent,
- follow the insurer's instructions, submit to the insurer the documents required by it and allow the insurer (or persons authorized by it) to enter the place of insurance,
- not to change the situation caused by the loss event without the consent of the insurer.



When and how do I pay?

- The date and method of payment of insurance premiums or premium instalments are specified in the insurance policy. Unless otherwise agreed in the insurance policy, the premium is payable on the first day of the insurance period.



When does the coverage start and end?

- Insurance agreed for an indefinite period begins on the day specified in the insurance policy as the beginning of the insurance and ends on the day of termination of the insurance in accordance with the generally binding legal regulation governing the insurance (Civil Code).



How do I cancel the policy?

By a written notice of the insurer or policyholder at the end of the insurance period if the notice is delivered to the other party no later than six weeks before the end of the insurance period.

By a written termination notice:

- of the insurer or the policyholder made within two months from the date of conclusion of the insurance policy,
- of the insurer or the policyholder made within one month from the date of provision of the insurance indemnity or reduction in the insurance indemnity,
- of the policyholder made within one month from the date of delivery of the insurer's decision that, according to the relevant provisions of these VPP-MZ, the OD, the OPP, the DPP and the insurance policy the insurer has not been required to provide the insured or the injured party with insurance indemnity,
- of the policyholder made within one month from the date of delivery of the notification on unilateral change in premium made by the insurer.

The notice period shall be eight days and shall start at 0:00am on the day following the delivery date of the termination notice to the other party; the insurance shall terminate upon the expiry of the notice period, and the insurer shall have the right to the insurance premium proportionate to the term of the insurance.