

# Title Certificate (Excess of Indemnity Cap) Insurance

This booklet provides a summary of the significant features, benefits and limitations of Legal & Contingency's Title Certificate (Excess of Indemnity Cap) Insurance Policy.

The full terms, conditions and exclusions are shown in the policy document.

This policy is designed for investors and lenders entering into a transaction in reliance on a law firm's indemnity contained in a title certificate. This non-investment insurance contract will continue until the law firm ceases to have liability to the insured under the title certificate.



## Cover provided

Our Title Certificate (Excess of Indemnity Cap) Policy insures against any damage, loss, cost, claim or expense for which an insured would be entitled to claim under a law firm's title certificate but for the indemnity cap which the certificate is subject to.

The cover sits in excess of the law firm's indemnity cap and this figure will be stated in your policy schedule.

The certification to which the policy can relate includes the City of London Law Society's ('CLLS') Certificate of Title (8<sup>th</sup> Edition), the Wrapper for report on title for the Certificate of Title (8<sup>th</sup> Edition) as well as an alternative title certification or report issued by a law firm.

Our standard policy sits back-to-back with the CLLS Certificate of Title and Wrapper documents with no statements carved out.



## Important conditions

Key policy obligations on the insured include:

- Not to admit liability or to compromise our handling of a claim
- Not to incur cost without our prior agreement
- Not to prejudice our ability to recover any loss
- To provide all assistance we require to resolve a claim and to take any steps necessary to minimise loss

## Presentation of risk

When making a presentation of risk to us or seeking an endorsement to an existing policy you must make a fair presentation of the risk in accordance with the Insurance Act 2015.

A failure to make a fair presentation for risk may result in avoidance of the policy or an alteration in the terms of cover.

## General exclusions

The policy includes general exclusions relating to:

- Cyber Risks
- Communicable Diseases
- Radioactive Contamination
- War and Terrorism

The full terms of these exclusions are set out in the policy.



## How to make a claim

In the event of a claim or incident which may give rise to a claim, full written details should be provided as soon as possible to:

The Claims Manager,

Legal & Contingency Limited, Forum House, 15-18 Lime Street, London, EC3M 7AN

Email: [claims@legal-contingency.co.uk](mailto:claims@legal-contingency.co.uk)

Please state the property address and policy number in all correspondence  
Our claims team will be in touch to progress.



## Customer Commitment and Complaints

We aim to provide all our customers with a first-class standard of service. However, there may be occasions when you feel this objective has not been achieved.

If you have a complaint about the way in which the policy was sold to you or whether it meets your requirements or about a claim you should contact us via the Contact details opposite.

If we are unable to resolve your complaint satisfactorily within 14 calendar days of receipt, you are entitled to refer the matter to the Complaints team at Lloyd's whose contact details are set out in the policy.

## Cancellation rights

A 14-day period of cancellation applies to this policy.

## Insurer

Cover is underwritten by Legal & Contingency Limited on behalf of the insurer SCOR Syndicate 2015 at Lloyd's of London.

## Contact details

Legal & Contingency Limited,  
Forum House, 15-18 Lime Street,  
London, EC3M 7AN

Tel: 020 7397 4343

Policy administration complaints email address:

[enquiries@legal-contingency.co.uk](mailto:enquiries@legal-contingency.co.uk)

Claims complaints email address:

[claims@legal-contingency.co.uk](mailto:claims@legal-contingency.co.uk)

Please quote the **policy number** and the **property address**.





## ABOUT LEGAL & CONTINGENCY

Our senior legal indemnity underwriting team has deep expertise in providing insurance solutions for title and contingency risks affecting all sectors of the UK property market.

As Coverholders at Lloyd's of London, we are underwriters exercising the authority to underwrite and issue policies on behalf of the insurer – so when you talk to our underwriters you are dealing with decision makers.

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## Enquiries

Legal & Contingency Limited

Forum House, 15-18 Lime Street,  
London, EC3M 7AN

Tel: 020 7397 4343

Email: [underwriters@legal-contingency.co.uk](mailto:underwriters@legal-contingency.co.uk)