

INSURANCE FOR LUXURY, SHORT TERM RENTAL PROPERTIES

Your rental property is unique, so your insurance should be too

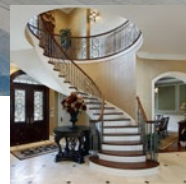
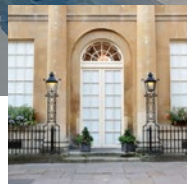


Whether your rental property is a listed building with historic features, or a modern masterpiece filled with state-of-the-art technology to keep your guests entertained, it's important to protect the valuable assets that make your property unique.

Many standard insurance policies have limitations and restrictive conditions making them inadequate for high-value, short term, rental properties.

Here are some important considerations:

- **Accurate Valuations.** It is essential to obtain accurate valuations of your property and its contents. As the market changes and your assets increase in value you may find yourself underinsured, therefore in the event of a claim your pay-out would be less than the replacement cost.
- **Occupancy Limits.** Occupancy Limits on your current policy may be much lower than the number of guests your property can accommodate, leaving you without cover if an incident occurs while your property is 'over occupied'.



- **Unoccupancy Clause.** You need an unoccupancy clause that's fit for purpose, as many standard policies will only cover unoccupied properties for a short period of time. You may have bookings all year round, however it's important to consider if you would still be covered in the event of cancellations.
- **Public Liability Insurance.** It is essential to protect yourself from potentially costly personal injury claims as a result of any accident or injury impacting guests staying in your property. You should also ensure your policy has sufficient cover for Accidents to Domestic Employees, including maintenance staff who may only attend the property periodically.
- **Parties.** If your property is being let for Hen and Stag parties, and other large get togethers such as weddings it's crucial to ensure that your insurer is aware so you can be given the correct cover.
- **Listed Buildings.** Listed properties often require specialist builders and craftsmen to sympathetically repair and restore the property, so it's paramount your policy will cover these more costly repairs and the longer loss of income period whilst the work is being carried out.

WHY TYSERS?

Established in 1820, Tysers are one of the UK's largest brokers, with access to both Lloyd's of London insurers and strong relationships with other specialist insurers operating outside the London Market.

Our strong and long-standing relationships with leading insurers and Lloyd's syndicates enable us to access an extensive panel of insurers and negotiate best value coverage for our clients.

Client satisfaction is paramount to us at Tysers, and our exceptional business retention rates are testament to this.

We have extensive experience of insuring high-value properties, including contents cover for specialist collections such as antiques and art collections. Our team of expert brokers can advise on the best bespoke policies to protect your unique assets (including valuations through one of our trusted partners) and your guests, giving you peace of mind that everything is covered.



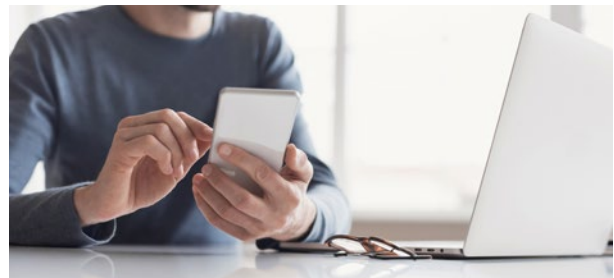
We have been recognised as the Lloyd's and London Market Broking Team of the Year at the British Insurance Awards for two consecutive years in 2020 & 2021.



TYSERS RISK SERVICES

Tysers Risk Services is practical and cost-effective risk management solution offered to all Tysers clients, providing Health and Safety advice and guidance through our portal with a library of resources including risk assessment forms and templates.

We can also offer consultation with an expert in Health and Safety, who can talk through all potential risks for your property and if required, provide a bespoke risk audit and advise next steps.



GET IN TOUCH

If you have any questions or want to find out more, please don't hesitate to get in touch with our team! You can reach them here:



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To learn more about our full range of products and services visit: www.tysers.com