



equity
REDSTAR

Household Non Standard Schemes

Software Solution Partners

- **Holiday Homes**
- **Unoccupied Properties**
- **Residential Lets**

Scheme User Guide

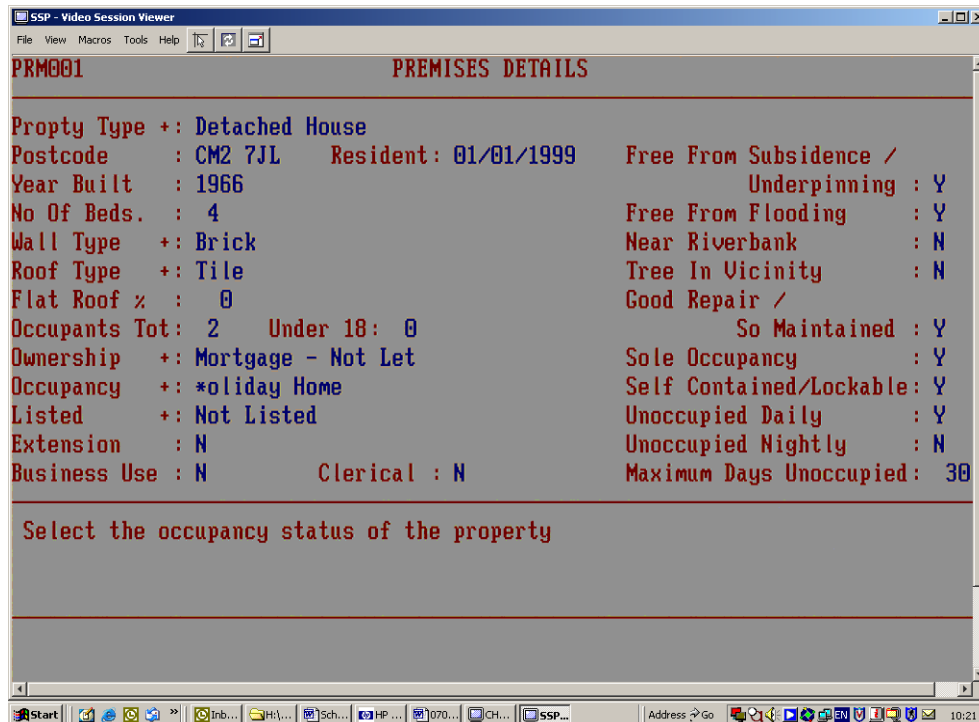
Date	January 2008
Version	Internet 1
Software House Applicable	SSP
Submission	Manual
ERS Scheme Codes	<ul style="list-style-type: none">• Holiday Home/Unoccupied EQU6• Resilets EQU5

Equity Red Star Underwriters have implemented a non standard scheme for Holiday Homes, Unoccupied Properties and Tenanted properties at SSP

At the current time the schemes are manual, providing quotation and proposal form.

Holiday Home Scheme

Rates are available for Buildings and Contents. In order to obtain a quote on the scheme, the following triggers must be selected:



SSP - Video Session Viewer

File View Macros Tools Help

PRM001 PREMISES DETAILS

Propty Type +:	Detached House		
Postcode :	CM2 7JL	Resident: 01/01/1999	Free From Subsidence /
Year Built :	1966		Underpinning : Y
No Of Beds. :	4		Free From Flooding : Y
Wall Type +:	Brick		Near Riverbank : N
Roof Type +:	Tile		Tree In Vicinity : N
Flat Roof % :	0		Good Repair /
Occupants Tot:	2	Under 18: 0	So Maintained : Y
Ownership +:	Mortgage - Not Let		Sole Occupancy : Y
Occupancy +:	*oliday Home		Self Contained/Lockable: Y
Listed +:	Not Listed		Unoccupied Daily : Y
Extension :	N		Unoccupied Nightly : N
Business Use :	N	Clerical : N	Maximum Days Unoccupied: 30

Select the occupancy status of the property

Ownership

The question should be answered:

- Owned – Not Let
- Owned – Sometimes Let
- Mortgaged – Not let
- Mortgaged – Sometimes Let

This is an example of the ABI 401 file containing ERS validation (there are approximately 40 categories on the 401 table). No all options will produce a valid quotation for the ERS Holiday Home Scheme.

Ownership – Holiday Home Rented

If the Holiday Home is rented to non-family members, the following triggers must be selected:

- Owned Let
- Owned Sometimes Let
- Mortgaged Let
- Mortgaged Sometimes Let

In addition the question of **Sole Occupancy** should be answered as “**No**”

Occupancy

This field works with the ABI 89 Occupancy Status file. For Holiday Homes the following selection should be made.

- Holiday Home

Sole Occupancy

The following validation is required:

- Yes:- if the property is solely occupied by family members.
- No:- if the property is let to non family members

Additional notes output required:

In order to advise the broker and potential policyholder of the correct information, ERS have asked SSP to output the following message on manual risks.

Where point of sale is not offered output the following on quotation print out and proposal form and advise the following:-

- **“ You have asked us to section Holiday Home Contents and/or Buildings and as such a compulsory excess of £150 applies whilst occupied and £300 whilst unoccupied – refer to Endorsement H71. H2 Minimum Security and H136 Restriction of contents Section apply”.**

If the property is let to non-family member output the following in addition to that advised above:

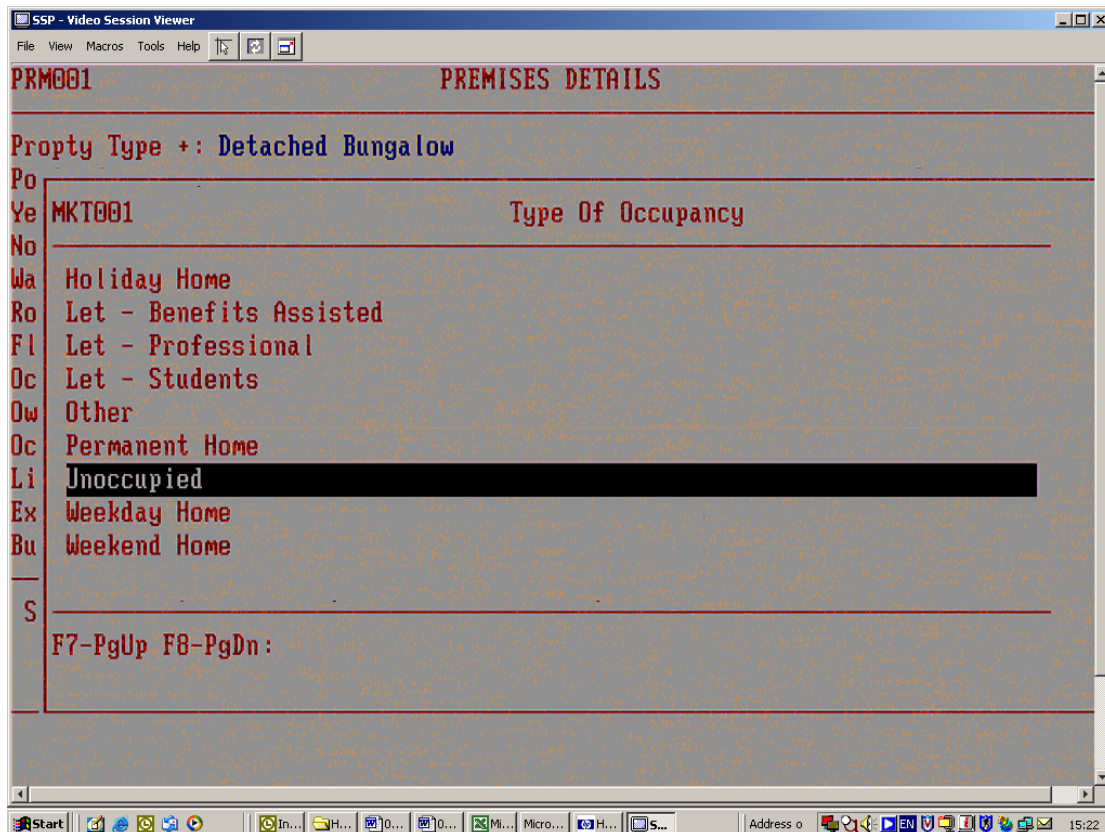
- **Holiday Home Let – refer to Endorsement H187”.**

The following options are not available under the [Holiday Home](#) scheme:

- Accidental Damage if property Let to Paying Guests
- Age of Proposer Discounts
- Combined Section Discount
- Legal Expense Cover
- Security discounts (Contents Section)
- All Risks Cover – Personal Items

Unoccupied Properties:

In order to obtain a quote on the ERS Unoccupied property scheme, the following information is required to be triggered on the template:



Occupancy

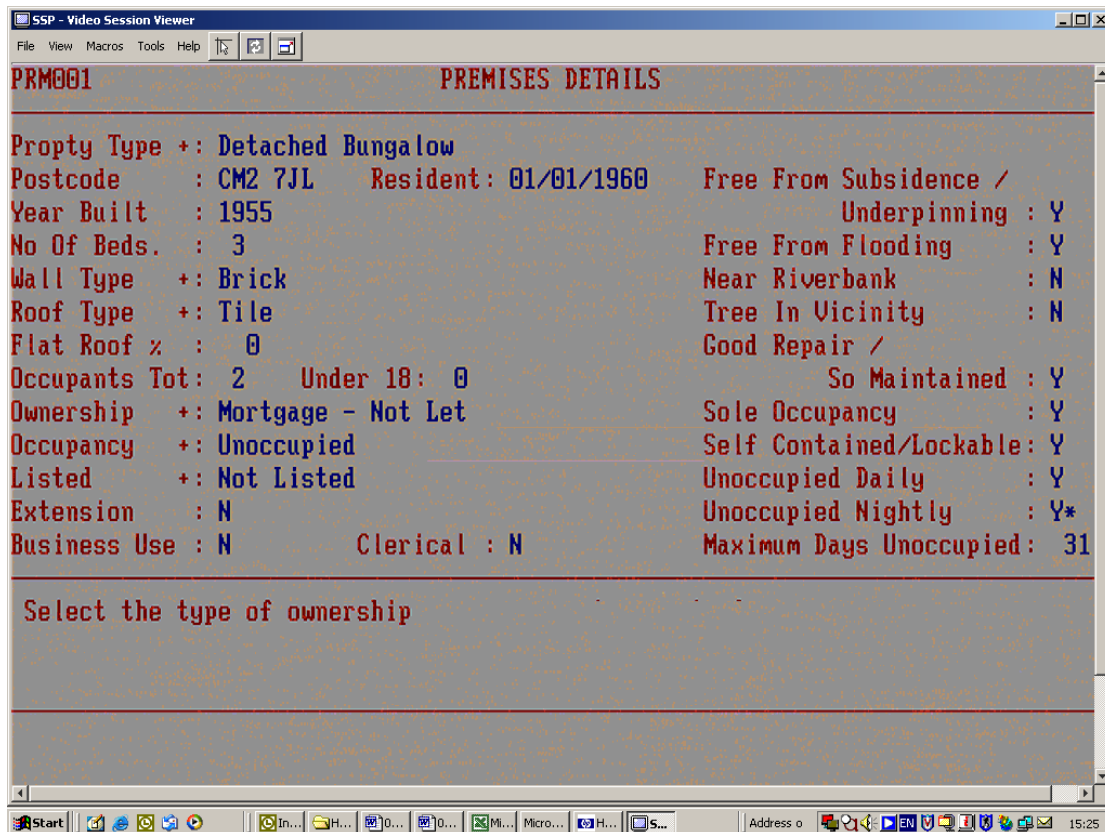
- Unoccupied

Maximum Days Unoccupied

- 31 days plus

Unoccupied Nightly

- Yes



[Additional notes output required.](#)

In order to advise the broker and potential policyholder of the correct information, ERS have asked SSP to output the following messages: Where point of sale is not offered output the following on quotation print out and proposal form and advise the following:-

- **“ You have asked us to section Unoccupied Property and as such a compulsory excess of £250 applies – refer to Endorsement H8. Endorsements H140, H26 and H70 apply”.**

The following options are not available under [Unoccupied Property](#) scheme:

- Accidental Damage
- Age of Proposer Discounts
- No Claims Bonus
- Legal Expense Cover
- Contents Cover
- All Risks Cover – Personal Items

ERS Residential Let Scheme

In order to obtain a quote on the Residential Let Scheme the following triggers must be selected:

PRM001		PREMISES DETAILS	
Propty Type +:	Detached Bungalow		
Postcode :	CM2 7JL	Resident: 01/01/1960	Free From Subsidence /
Year Built :	1955		Underpinning : Y
No Of Beds. :	3		Free From Flooding : Y
Wall Type +:	Brick		Near Riverbank : N
Roof Type +:	Tile		Tree In Vicinity : N
Flat Roof % :	0		Good Repair /
Occupants Tot:	2	Under 18: 0	So Maintained : Y
Ownership +:	Mortgage - Let Furnished		Sole Occupancy : Y
Occupancy +:	Let - Professional		Self Contained/Lockable: Y
Listed +:	Not Listed		Unoccupied Daily : Y
Extension :	N		Unoccupied Nightly : N
Business Use :	N	Clerical : N	Maximum Days Unoccupied: 30
Will any trade or business be carried out in this property or in the building of which it forms part ?			
F1-Sec F3-Address F10-Accept			

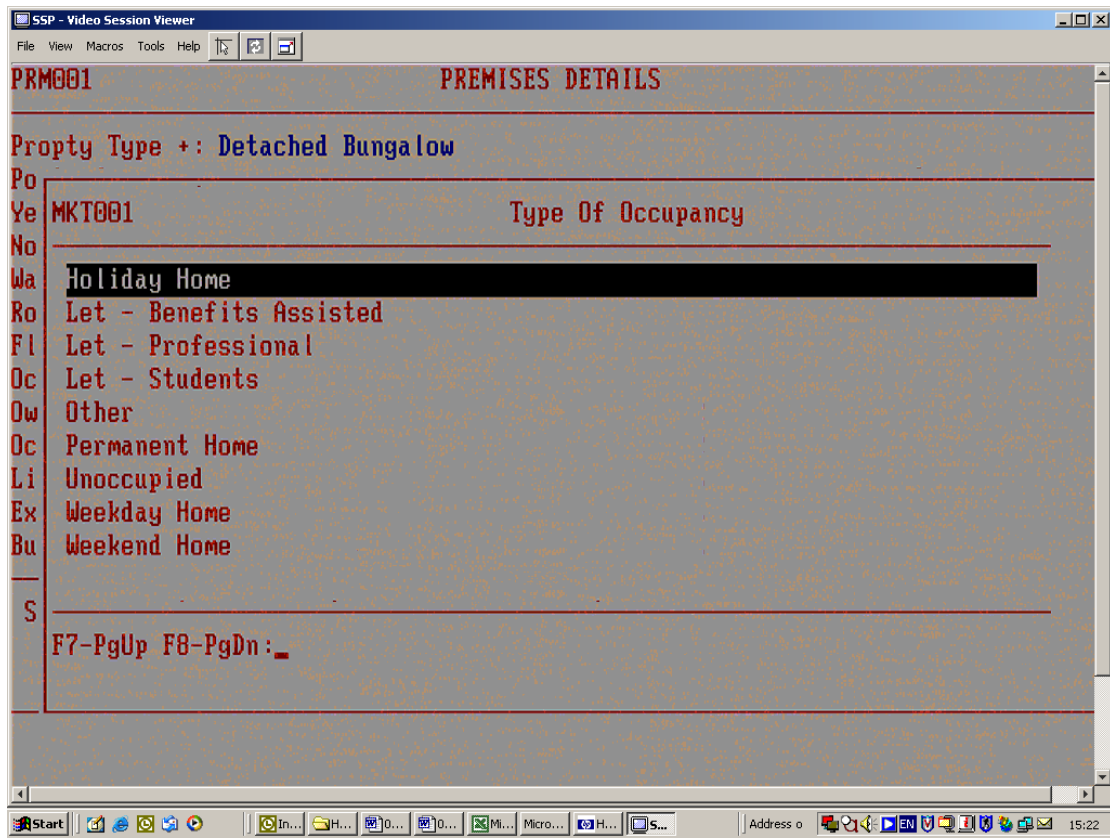
Ownership

Using the ABI401 Types of Ownership table the property type should be noted as one of the "Let" options.

Occupancy

Using the ABI89 table, the following options are available for selection under this scheme:

- Let - Benefit Assisted
- Let - Professional
- Let - Student



Occupancy Total

Using the "Adult" field, any figure greater than 2 will assume multi occupancy and will rate accordingly.

In order to advise the broker and potential policyholder of the correct information, ERS have asked the various softwarehouses to output the following messages. Where point of sale is not offered output the following on quotation print out and proposal form and advise the following:-

(Depending on the quotation input one of more of the following will output:)

- " You have asked us to cover Professional Residential Let Buildings and as such a compulsory excess of £100 applies. Refer to Policy Wording".
- " You have asked us to cover Professional Residential Let Contents and as such a compulsory excess of £100 applies. Refer to Policy Wording".
- " You have asked us to section Student Let Buildings and as such a compulsory excess of £125 applies. Refer to Policy Wording".
- " You have asked us to cover Benefit Assisted Let Buildings and as such a compulsory excess of £150 applies. Refer to Policy Wording".

The following options are not available under [Residential Let](#) scheme:

- Accidental Damage
- Age of Proposer Discounts
- No Claims Bonus
- Legal Expense Cover
- Contents Cover
- All Risks Cover – Personal Items

*ERS do not offer quotations on Asylum Seeker Let risks.