

Guide to the policy conditions

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Clauses Schedule to Holiday Home Insurance

HOLIDAY HOME CONDITIONS

KOV RCW2010

In case of doubt or discussion, the stipulations in the Dutch version shall apply.

The special conditions below apply only if the policy schedule shows that this module is co-insured. If provisions of these special conditions differ from the provisions of the applicable general conditions KOV ALG, the provisions of these conditions will prevail.

Art. 1 Definitions of terms

In the policy and conditions the following terms mean:

1.1 Insured

- a. the policyholder
- b. those who use the holiday home with permission from the policyholder.

1.2 Holiday home

The holiday home described in the policy, with foundation and appurtenances permanently mounted in and on the holiday home, solar panels and site separations.

1.3 Home contents

All movables which belong to the private household of the policyholder and those who live with him/her in a permanent family relationship, including:

- aerials, sun blinds and roller shutters, in so far as mounted to the home;
- motorcycles/scooters with a cylinder content of less than 50 cc;
- motor-driven lawn mowers and children's toys, that cannot exceed a speed of 16 km per hour;
- small pets;
- swimming pools and/or Jacuzzis with all appurtenances (if not insured by the home contents insurance).

except for:

- money and valuable papers;
- motor vehicles (other than motor vehicles with a cylinder content of less than 50 cc), caravans,



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- trailers and water or aircraft, as well as parts and accessories of these vehicles and air or watercraft;
- items intended for industrial, trade or professional purposes;
- items with an artistic, antiquarian or rarity value.

Bicycles, mopeds and motorised bicycles count only as home contents if they are kept inside the home.

1.4 **Valuables**

Visual and audio equipment (such as television, radio, photo, film, video and suchlike, including appurtenances and accessories) computer equipment (including software), car radio front, (car) telecommunication equipment (including mobile phones), jewellery (which means jewels, genuine pearls, objects made of precious metal or stone), watches, furs, binoculars and other optical instruments.

1.5 **Reinstatement value**

The sum that would have been needed immediately before the event to rebuild the holiday home in the same place with the same designated use and with a completely equivalent type of construction..

1.6 **Sale value**

The estimated proceeds of the holiday home if it were sold, after deduction of the value of the land.

1.7 **New-for-old value**

The sum that would have been needed immediately before the event to acquire new items of the same type and quality.

1.8 **Current market value**

The new-for-old value less a sum for reduction in value through obsolescence and wear and tear.

1.9 **Glass**

De glass and plastic panes in:

- windows and doors of the holiday home;
- wind screens, balcony partitions and site separations belonging to the holiday home.

Art. 2 General exclusions

2.1 No benefit will be paid for damage, costs or loss:

- a. caused by insufficient maintenance or insufficient care for the insured property;
- b. due to flooding, irrespective of its cause. This exclusion will not apply to fire and explosion caused by flooding.

Art. 3 General claim settlement

3.1 If the All-risk module applies to your insurance (including glass cover), the following will apply to compensation for glass damage:

Compensation of the amount of the loss or replacement of the glass:

In case of breakage of the insured glass, the insured will have the choice to:

- a. let us have it repaired as soon as possible by glass of at least the same quality or
- b. have us compensate the cost price of glass of the same quality in money. In that case we will also compensate the costs of fitting the glass into the grooves. We will not compensate other repair costs.
- c. Freedom of repair

In case of covered damage, the insured may have it repaired by a local glass trader without our authorisation up to € 500 at most. We will reimburse the repair costs after receiving an itemised bill.

3.2 After the claim, the insured sums will be maintained for the term of the insurance.

Art. 4 Valuation in case of loss

4.1 Holiday home with a stone type of construction and hard roof cover.

The basis for calculating a payment is the reinstatement value of the holiday home up to a maximum of the insured sum.

4.2 Holiday home with a plastic or wooden type of construction

The basis for calculating a payment is:

- a. the reinstatement value of the holiday home up to a maximum of the insured sum, in so far as the holiday home is not more than 10 years old;
- b. the current market value of the holiday home up to a maximum of the insured sum if the holiday home is more than 10 years old.



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- 4.3** If the type of construction differs from what is described in clauses 4.1 and 4.2, or a holiday home is concerned with a type of construction as referred to in clause 4.2, with a bitumen roof cover is the basis for calculating a benefit:
- the new-for-old value of the holiday home up to a maximum of the insured sum if the holiday home is not more than 5 years old;
 - the current market value of the holiday home up to a maximum of the insured sum if the holiday home is more than 5 years old.

4.4 Home contents

The basis for calculating a benefit is the new-for-old value up to a maximum of the insured sum:

- In departure from this, we maintain the current market value for:
 - items of which the current market value before the event was less than 40 % of the new-for-old value;
 - items used otherwise than for their intended purpose;
 - mopeds and motor scooters.

Art. 5 Payment

Holiday home

The maximum payment is:

- 5.1** In case of repair or reconstruction of the holiday home: the value determined according to Article 4.
- 5.2** In case the home is not repaired or reconstructed, the difference between the sale value of the holiday home immediately before and immediately after the event, up to a maximum of the insured sum. If the payment is made according to Article 4 on the basis of current market value, payment will be made up to this current market value at most.

Home contents

The maximum payment is:

- 5.3** In case of total loss: the value determined according to clause 4.4, less the value of any remnants;
- 5.4** In case of damage: the repair costs up to a maximum of the amount to be paid according to clause 5.3;
- 5.5** In case of theft of valuables: 50 % at most of the insured sum for home contents.

Art. 6 Special cover provisions

The damage caused in extinguishing a fire will also be considered fire damage.

If the holiday home is rented out temporarily, cover will be provided only if the following criteria are met:

- the holiday home must be owned by a private individual;
- it must be rented out for recreational purposes;
- it must be rented out for not more than 6 months a year, consecutive or not;
- it is allowed to use a professional broker to rent it out;

In the event of a holiday home with a partially thatched roof, and if solid fuel is used in a fireplace and/or heater, the following will apply:

If the flues are connected to a fireplace (not being a gas heater) or multi-burner, subject to loss of the right to compensation, this must be provided with sound, approved spark screens. The recommended mesh is at least 9.5 mm and at most 12.5 mm. The total net flow (the holes without the mesh) of a spark screen must be at least three times as great as the flow of the flue.

Art. 7 Excess

In case of storm damage to the holiday home, an excess of € 100 will apply.

Art. 8 Underinsurance

- 8.1** If the insured sum for the holiday home is less than the reinstatement value/new-for-old value, taking account of the provisions in Article 9, the company will only owe a payment in the ratio of the insured sum to the reinstatement value/new-for-old value of the holiday home. In case of payment based on current market value, there will be no underinsurance.
- 8.2** If the insured sum for home contents is less than the de new-for-old value, taking account of the provisions in Article 9, the company will only owe a payment in the ratio of the insured sum to the new-for-old value of the home contents.



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In departure from the foregoing, the company will not rely on underinsurance if the insured sum for home contents is less than the new-for-old value. This rule will apply to an insured sum of € 5,000. If the insured sum exceeds € 5,000, the additional amount over and above this sum will be excluded from first loss cover. In case of underinsurance, the company will only have to make a payment in the ratio of the insured sum to the new-for-old value of the home contents.

Art. 9 Indexation

Each year, on the prolongation date, the insured sums will be increased or decreased, rounded upwards to a multiple of € 100. The premium will be adjusted in proportion to the increase or decrease:

- 9.1** For the holiday home:
In accordance with a price index figure determined by a recognised institute for reinstatement costs of homes
- 9.2** For the home contents:
In accordance with a price index figure determined by a recognised institute for home contents.
- 9.3** In case of a claim, if the value of the holiday home or of the home contents proves to be higher than the sum determined in accordance with the index figure on the prolongation date, to settle the claim, the insured sum will be increased by 25 % at most.

Modules

All risks

The cover under this module is in force only if the policy shows that this module is insured.

Art. 10 Extent of cover

- 10.1** The insurance covers material damage to the holiday home and any co-insured home contents present in the holiday home, due to:
- theft after forcible entry by breaking the locks of the holiday home;
 - a sudden event unforeseen by the insured.
- 10.2** If the holiday home is constructed or reconstructed, there will be cover only for:
- material damage to the necessities for the construction and the construction site or building materials present in the holiday home, as a result of fire, explosion, lightening stroke, air traffic or storm;
 - loss due to theft of the items yet to be placed/installed which were in the holiday home and will become part of the holiday home. This applies only if all conditions below have been met:
 - there are traces of forcible entry into the holiday home;
 - the holiday home is locked;
 - unauthorised persons do not have free access to holiday home;
 - the keys of the holiday home are controlled by the insured.
- 10.3** If the holiday home is customarily dismantled each season and stored elsewhere, the insurance will cover damage occurring during the storage period to the holiday home and any co-insured home contents by:
- fire and explosion, also resulting from an inherent defect;
 - lightening stroke and induction. Induction means damage to electric or electronic equipment and/or systems by overvoltage/induction due to lightening, irrespective of whether a lightening stroke has hit the insured property or near the insured property;
 - air traffic;
 - theft after forcible entry into the building in which the holiday home is stored;
 - an accident that happened to the means of transport during transport of the holiday home from/to the storage place of the holiday home.
- 10.4** Cover will be provided as well for damage to any co-insured home contents during transport in a private means of transport between the policyholder's permanent home and the holiday home, due to:
- an accident that happened to the private means of transport;
 - theft after forcible entry into the private means of transport up to a maximum of € 250 per event;
 - theft of the private means of transport.



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d. Glass.

We provide cover for

1. The costs that have to be incurred to replace broken glass.

By glass, we mean:

- glass or plastic panes in windows and doors;
- solar control materials between double-glazed panes;
- glass and plastic panes in wind screens, balcony and site separations;
- solar panels;
- glass panels as façade decoration.

Cover is provided up to a maximum of € 500 per event for:

- breakage of stained, decorated, etched and curved glass;
- repainting and re-lettering after breakage;

2. The costs of a necessary provision in case of breakage of the glass and plastic panes;
3. Damage to the insured's home contents if the damage was caused by breakage of the glass. We will compensate € 750 at most per event;
4. Damage to the holiday home due to unforeseen breakage of the glass and plastic panes or of fixed mirrors.

Art. 11 Cover over and above the insured sum

11.1 Over and above the insured sum for the holiday home or any co-insured home contents, in case of an insured event, payment will be made for:

- a. Costs incurred to prevent or minimise loss;
- b. Surveyor's fees;
- c. Salvage costs.

11.2 In case of an insured event, payment will be made up to 10 % at most of the insured sum per module referred to below for:

- a. clean-up costs;
- b. necessary costs for transport and storage of the insured property;
- c. additional costs for measures the insured had to take after and in connection with a covered event pursuant to government rules and regulations;
- d. repair costs of the garden belonging to the holiday home as a result of damage to the holiday home by a covered event, except for damage caused by storm, water or precipitation.

11.3 Over and above the insured sum, payment will be made for the rental of a substitute accommodation if, as a result of a covered event, the holiday home is lost or damaged to such an extent that it has become uninhabitable. These costs will be compensated with deduction of the costs that would have been incurred under normal circumstances or of refunds. The compensation will be € 125 per day at most for all insureds together, subject to a maximum of € 1,250 per event.

Art. 12 Special exclusions

12.1 No payment will be made for damage, costs or loss:

- a. arising because the insured did not adequately protect the pipes and reservoirs and devices connected to them against freezing;
- b. caused by water, steam and precipitation as a result of assembly faults in the insured property;
- c. caused by gradually acting (weather) influences;
- d. caused by land subsidence and/or landslide;
- e. caused by vermin;
- f. caused by incompetently performed work;
- g. not being damage by fire caused during repair and maintenance work on the holiday home or alteration, treatment or cleaning thereof;
- h. consisting of or resulting from an inherent defect. An inherent defect is an unfavourable property in or of the insured property or any part of it, which is not supposed to occur in the same type of property. This exclusion does not apply to damage caused by fire or explosion.
- i. We will not provide cover for damage to glass through breakage that:
 - was cause while the holiday home was vacant;
 - was caused in the time the holiday home was under construction or being altered;
 - was the result of an inherent defect in stained glass, reinforced glass and plastic panes.

Art. 13 Excess

An excess of € 100 applies to damage due to an event other than those referred to in Article 14.

Comprehensive

The cover under this module will be in force only if the policy shows that this module is insured.

Art. 14 Extent of cover

- 14.1** The insurance covers damage to or loss of the holiday home and any co-insured home contents by:
- a. fire and explosion, also resulting from an inherent defect;
 - b. lightning stroke and induction. Induction means damage to electric or electronic equipment and/or systems by overvoltage/induction due to lightning, irrespective of whether a lightning stroke has hit the insured property or near the insured property;
 - c. singeing, scorching, melting, carbonisation and heating as a result of heat radiation from another item of property or contact with that item of property;
 - d. air traffic;
 - e. storm, which means a wind force of at least 14 metres per second (wind force 7 and higher);
 - f. unforeseen penetration of precipitation in the holiday home through roofs, balconies and windows, owing to flooding or leakage of roofs, gutters or above-ground drainage pipes of the holiday home;
 - g. unforeseen flow or flooding of water and steam from central heating systems, water pipes and the sanitary fittings;
 - h. unforeseen flow of oil from the pipes, reservoirs in the holiday home or tanks of a central heating system connected to a chimney;
 - i. smoke and soot suddenly emitted by a central heating system connected to a chimney of the holiday home;
 - j. collision with or ramming of the holiday home by sailing watercraft and cargo falling off it as a result;
 - k. forcible entry or attempted forcible entry;
 - l. vandalism after illegal intrusion;
 - m. theft after forcible entry by breaking the locks of the holiday home.
- 14.2** If the holiday home is customarily dismantled each season and stored elsewhere, the insurance will cover damage occurring during the storage period to the holiday home and any co-insured home contents by:
- a. fire and explosion, also resulting from an inherent defect;
 - b. lightning stroke;
 - c. air traffic;
 - d. theft after forcible entry into the building in which the holiday home is stored;
 - e. an accident that happened to the means of transport during transport of the holiday home from/to the storage place of the holiday home.
- 14.3** Cover will be provided as well for damage to any co-insured home contents during transport in a private means of transport between the policyholder's permanent home and the holiday home, due to:
- a. an accident that happened to the private means of transport;
 - b. theft after forcible entry into the private means of transport up to a maximum of € 250 per event;
 - c. theft of the private means of transport.

Art. 15 Cover over and above the insured sum

- 15.1** Over and above the insured sum for the holiday home or any co-insured home contents, in case of an insured event, payment will be made for:
- a. Costs incurred to prevent or minimise loss;
 - b. Surveyor's fees;
 - c. Salvage costs.
- 15.2** In case of an insured event, payment will be made up to 10 % at most of the insured sum per module referred to below for:
- a. clean-up costs;
 - b. necessary costs for transport and storage of the insured property;
 - c. additional costs for measures the insured had to take after and in connection with a covered event pursuant to government rules and regulations;
 - d. repair costs of the garden belonging to the holiday home as a result of damage to the holiday home by a covered event, except for damage caused by storm, water or precipitation.
- 15.3** Over and above the insured sum, payment will be made for the rental of a substitute accommodation if, as a result of a covered event, the holiday home is lost or damaged to such an extent that it has become uninhabitable. These costs will be compensated with deduction of the costs that would have been incurred under normal circumstances or of refunds. The compensation will be € 125 per day at most for



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all insureds together, subject to a maximum of € 1,250 per event.

Art. 16 Special exclusions

- 16.1** No payment will be made for damage, costs or loss:
- arising because the insured did not adequately protect the pipes and reservoirs and devices connected to them against freezing;
 - caused by water, steam and precipitation as a result of assembly faults in the insured property;
 - caused by gradually acting (weather) influences

Limited

The cover under this module will be in force only if the policy shows that this module is insured.

Art. 17 Extent of cover

- 17.1** The insurance covers damage to or loss of the holiday home and any co-insured home contents by:
- fire and explosion, also resulting from an inherent defect;
 - lightening stroke and induction. Induction means damage to electric or electronic equipment and/or systems by overvoltage/induction due to lightening, irrespective of whether a lightening stroke has hit the insured property or near the insured property;
 - air traffic;
 - storm, which means a wind force of at least 14 metres per second (wind force 7 and higher);
 - forcible entry or attempted forcible entry.
- 17.2** The insurance will cover theft of any co-insured home contents if traces of forcible entry are present on the holiday home.
- 17.3** The insurance covers damage to or loss of the holiday home and any co-insured home contents during the period of storage if the holiday home is customarily dismantled each season and stored elsewhere, by:
- fire and explosion, also resulting from an inherent defect;
 - lightening stroke;
 - air traffic.

Art. 18 Cover over and above the insured sum

- 18.1** Over and above the insured sum for the holiday home or any co-insured home contents, in case of an insured event, payment will be made for:
- Costs incurred to prevent or minimise loss;
 - Surveyor's fees;
 - Salvage costs.
- 18.2** In case of an insured event, payment will be made up to 10 % at most of the insured sum per module referred to below for:
- clean-up costs;
 - necessary costs for transport and storage of the insured property;
 - additional costs for measures the insured had to take after and in connection with a covered event pursuant to government rules and regulations;



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Clauses Schedule to Holiday home

If one or more of the following clause numbers are quoted on the policy schedule, the contents of the relevant clause will apply in addition to or as a replacement of the provisions of the general and/or special conditions.

The content of an applicable clause may entail an extension or limitation of the cover and therefore prevails over the provisions contained in the general and/or special conditions.

7502 Protection against forcible entry - Holiday Home Insurance

In addition to the General Conditions, forcible entry and theft will be insured only if the home is provided with sound locks (comparable to 2-star locks certified by SKG [Wall Construction Certification Body in the Netherlands]) *and* with customary measures taken locally to prevent forcible entry, such as (rolling) shutters and/or bars in front of windows and doors. Should the holiday home fail to meet these conditions, an additional excess of € 1,000 will apply to loss due to forcible entry and theft.