



Your guide to insurance

Helping you to find the right cover.

This guide provides an overview of the different types of insurance product available through Hyde Associates Ltd, each of which has been designed to ensure that you, your home and your family are protected, no matter what life throws at you.

hyde associates
Independent Mortgage Consultants



What is home insurance?

Home insurance can be split into two types of policy; buildings and contents cover. These can be obtained together or individually. Although home insurance is not a legal requirement, most lenders will require you to have buildings insurance in place.

Buildings insurance

Buildings insurance provides protection for the physical property and its fixtures and fittings (e.g. fitted kitchen and bathroom) in the case of storm, fire, flood, subsidence or theft. Depending on your level of cover, it could also cover other outbuildings, such as sheds and your garage.

How much cover should you have?

You should insure your property for its rebuild cost, not its market value. Taking a policy with an unlimited rebuild guarantee will safeguard you against inflation. Work out how much it would cost to rebuild the property if it was knocked down, including site clearance, materials, labour and architect's fees, and then add the cost of somewhere for you to stay while your home is uninhabitable. To get an estimated rebuild cost, you can use the Association of British Insurers' website (<http://abi.bcis.co.uk>). Remember, your Mortgage and Protection Consultant will be able to discuss your cover requirements, so if you have any questions, don't hesitate to ask them.

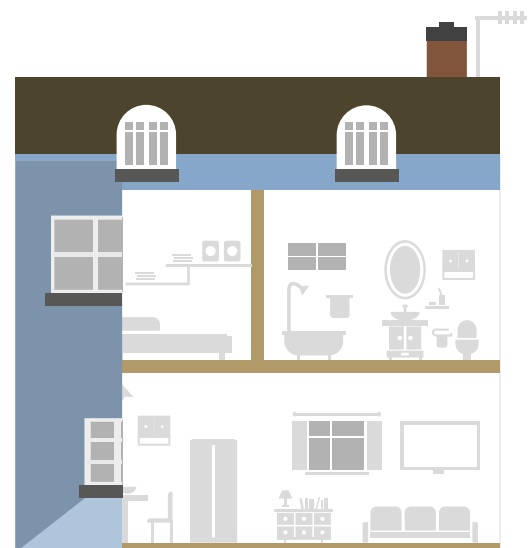
Contents insurance

Contents insurance provides protection for your possessions that you keep within your property. For example, furniture, carpets and curtains would be covered in the case of storm, fire, flood, theft or accidental damage (this is usually an additional option). When you arrange cover, you will need to estimate the value of replacing your contents as new.

Top tip:

Make sure you check what type of locks you have on your doors as your claim may be invalidated if you put down the wrong type. Having a secure lock on your door could reduce your contents premium. Check whether getting a new, more secure lock, could save you money in the long run.

Insure your property for its rebuild cost



How much cover should you have?

Fill in the table below and think about the value of each item should you have to make a claim. It is important to note that not all items may be covered in your policy, so make sure you check what is covered and for how much. By assessing how much your possessions are worth, you will have a much clearer idea of the importance of contents insurance. Additionally, you should use this table to discuss with your Mortgage and Protection Consultant how much cover you require.

Room	Item	Estimated replacement value
Kitchen	Microwave	
	Kitchen utensils	
	Washing machine and tumble dryer	
	Fridge freezer	
	Electronics e.g. TV or radio	
	Gadgets e.g. blender, toaster	
Living Room	Sofa	
	Tables	
	TV	
	Other electronics	
	Ornaments and pictures	
	DVDs, video games and books	
	Carpets, curtains and soft furnishings	
Dining Room	Chairs and table	
	Electricals	
	Carpets, curtains and soft furnishings	
	Ornaments and pictures	
	Paintings	
Bedroom	Beds	
	Furniture	
	Shoes and clothes	
	Toys	
	Jewellery and watches	
	Bedding, carpets and curtains	
	TV and other electricals	
Bathroom	Cabinets, shelving and mirrors	
Study	Soft furnishings, cabinets and shelving	
	Laptop(s) / computer(s)	
	Other electronics	
Shed, garage and garden	Gardening equipment	
	Tools	
	Furniture	
	Exercise equipment	
	Play equipment e.g. slide, bikes, trampoline	
Total amount of cover required (estimate only)		£

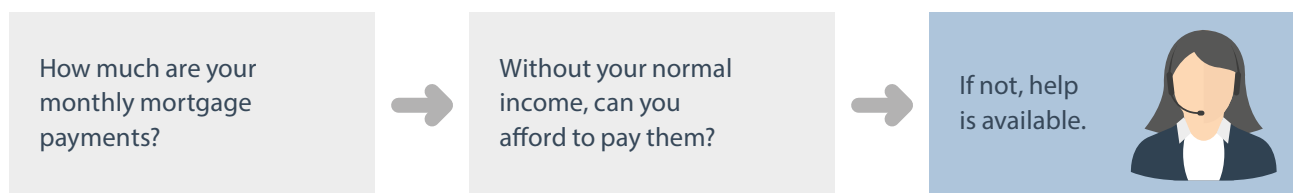
What is accident, sickness and unemployment cover?

Accident, sickness and unemployment cover (often known as mortgage payment protection insurance) provides financial protection if you are unable to work for one of the following reasons:

- You are involuntarily unemployed or suffer business failure (if you are self-employed);
- You are too ill to work;
- You are injured and are unable to work.

Your insurance will provide monthly payments, which can be used to help cover your monthly mortgage repayment and other related outgoings. You must have a mortgage to apply for this cover. You are able to purchase insurance for just unemployment cover or accident and sickness cover, or you can get a policy that covers all three. Your Mortgage and Protection Consultant can discuss with you which option would be most appropriate for your circumstances.

Most mortgage payment protection policies will only pay out for a maximum of a year, so if you do have enough savings in place to cover you for this length of time (and possible additional time), then you may not require this insurance. However, if you do not have sufficient savings, it is important to consider how you would meet your monthly mortgage and related payments without such cover.



This payment protection insurance is optional. There are other providers of payment protection insurance and other products designed to protect you against loss of income.

What is personal protection?

Most people insure their cars, home and even their pets, but they often forget to protect themselves.

Every day, insurers pay out on average £9.4million to help more than 350 individuals and their families.

Source: www.abi.org.uk, August 2015

Think about the grid below:

What would happen if...	Who would be affected?	What impact would it have on them?	What would you want to happen?	How important is this to you?
You were unable to work?				
You were critically ill?				
You were to die?				

Now answer this:

What are your protection priorities?

Personal protection can be categorised into life insurance, critical illness cover and income protection. The amount of personal protection you need depends on your circumstances and can be discussed with your Mortgage and Protection Consultant. It is important to consider personal protection carefully, as you want to make sure you and your loved ones are secure no matter what life throws at you.

Life insurance

Life insurance pays out a cash lump sum, or a monthly benefit if selected, should you die or are diagnosed with a terminal illness before your cover ends. It can be used to help pay off your mortgage and/or provide money to help maintain standards of living for those loved ones left behind.

Some people think that a death in service policy provided by their employer means that they do not need life insurance. That may be true, but you need to consider whether the benefit will pay out enough money to pay off your mortgage and provide enough financial support for your loved ones. If it does not, additional life insurance may still be required.

How much cover should you have?

At the very least, you should have insurance in place to cover any debts plus additional costs (e.g. funeral expenses). For sufficient cover, you will need to assess how much money is required to pay off your mortgage and other debts, plus provide for any dependants you have. Ideally, you would leave enough to invest so that your dependants could live on the income it generates.

Critical illness

Critical illness cover provides a cash sum if you suffer a defined critical illness or undergo a specified operation. It can be used to help pay for medical treatment, or pay towards changes you need to make due to illness, e.g. home alterations, and provides you and your family with peace of mind.

Income protection

Income protection will pay you a regular monthly benefit if you lose your earnings due to being unable to work because of illness or injury. It can be used to help pay your monthly mortgage instalments, pay your monthly bills that don't stop, e.g. council tax, gas and electric, TV subscriptions, and maintain your family's lifestyle, e.g. holidays, mobile phones and eating out.



£528.90 average household spend per week in 2014

Source: www.ons.gov.uk, February 2017.



£89.35 statutory sick pay per week



£439.55 deficit to pay



1 in 2 people in the UK born after 1960 will be diagnosed with some form of cancer during their lifetime. With this in mind, the importance of critical illness cover cannot be overstated.

Source: cancerresearchuk.org, March 2016

Each year, one million workers are unable to work for more than four weeks due to serious illness or injury, which shows just how important it could be for you to have protection in place.

Source: www.abi.org.uk, March 2016

In 2015 the average claim paid for individual income protection was over £9,500

Source: www.abi.org.uk, July 2016



Why choose Hyde Associates?

Hyde Associates are Independent Mortgage and Insurance Brokers

You will have a qualified Mortgage and Protection Consultant who will take the time to review your circumstances and provide you with the very best advice.

Buying a home is a major financial commitment, so having suitable cover in place can give you and your family peace of mind. Hyde Associates Ltd are highly respected within the industry with several Banks and Lenders approaching us direct to deal with their clients.

As we are Independent, we are not restricted to any Lenders or Insurance Providers.



To discuss your requirements, please talk to your Mortgage and Protection Consultant.

Call 0113 2188890 or email: enquiries@hyde-associates.co.uk

www.hyde-associates.co.uk

