

## HOUSE COMBO INSURANCE

### – ALL RISK COVER

## Insurance product information document

**Balcia**  
INSURANCE

Insurer: Balcia Insurance SE based in Riga (LV-1010), K. Valdemara 63, Latvia, operating in Poland as a branch of a foreign entrepreneur under company: Balcia Insurance SE Spółka europejska Oddział w Polsce, based in Warsaw (02-305), Al. Jerozolimskie 136, hereinafter: Balcia.

Full information provided before the conclusion of the contract and information regarding the contract are provided in other documents, in particular in House Combo Insurance Terms and Conditions No. PL-1HC1 (GTC) approved by Balcia Insurance SE Board Decision No. LV1\_0002/02-03-03-2022-229 of 28.12.2022. and in the policy.

### What kind of insurance is this?

It is a voluntary insurance of property, civil liability in private life and assistance - for natural persons in the segment of apartment and house insurance (Section II, groups: 1, 8, 9 and 13 of the Annex to the Act of 11 September 2015 on Insurance and Reinsurance Activity).



#### What is insured?

- ✓ **Property** (e.g. House, Apartment, Movable Property, Utility Building, Structure, Summer House) in case of a sudden and unforeseen damage, destruction or loss (incl. due to Theft with Burglary or Robbery), which occurred during the insurance period and in the Insured Place. All events, which are not specified as non-insured, shall be insured.  
Upon the request of the Policyholder and payment of an additional premium, the insurance cover and insurance object may be extended to:
  - Insurance of Pets,
  - Movable Property outside the Insured Place,
  - Landlord's Coverage Package,
  - Additional Flood Risk,
- ✓ **Civil Liability of the Insured and Relatives:** property damage or personal injury caused to the Third Party as a result of: daily life actions not related to the fulfilment of business activity or performing work duties, being in possession of a Dwelling, owning a dog or cat,
- ✓ **Organization and refund of the following Home Assistance services:** phone consultations, locksmith services, plumber services, carpenter services, security service, rescue and cleaning services, electrician services, fire alarm and security alarm system repair services, collection of fallen trees.



#### What is not covered by insurance?

- Insurance cover does not cover damages:**
- ✗ incurred in Apartments, Houses, Summer Houses, Utility Buildings or Structures, which has not been built, rebuilt or commissioned for use in accordance with the provisions of the building code, as well as property located there, and the damage occurred due to such violation,
  - ✗ incurred in Apartments, Houses, Summer Houses, Utility Buildings or Structures which according to the building code are not fit for use or intended for demolition, their external elements, temporary construction works, as well as property located there, and the damage occurred due to such violation,
  - ✗ incurred during and in connection with repair works that, in accordance with the regulatory enactments require a construction permit being obtained,
  - ✗ due to flooding, if it has occurred in the Insured Place within 5 years prior to the conclusion of the insurance contract, unless the insurance coverage includes the Additional Flood Risk,
  - ✗ due to changes in the groundwater level, accumulation of water or other liquids,
  - ✗ incurred without external impact of force,
  - ✗ as the result of a theft of Movable Property, if such a loss has not occurred as a result of a Theft with Burglary or Robbery,
  - ✗ due to failure to comply with the Safety and Maintenance Requirements, referred to in the GTC,
- and other cases provided for in the GTC.



## What are the limitations of insurance cover?

- ! The maximum limit of Balcia's liability is the Sum Insured, Sum Guaranteed or Indemnity Limit specified in the policy for a chosen insured objects and insurance scope.
- ! Balcia is entitled to an appropriate reduction of compensation if the Insured did not report intentional fault or gross negligence in a timely manner the insured event to the relevant institutions or representative of Balcia and this had the effect of increasing the damage or made it impossible to determine the circumstances and consequences of the accident.

A full list of exclusions and limitations can be found in the GTC.



## Where is the insurance applicable?

- ✓ Property insurance – within the territory of Poland, in the Insured Place indicated in the policy, and regarding Movable Property outside the Insured Place – within the territory of the world,
- ✓ Private Liability insurance – on the territory chosen by the Policyholder at the moment of concluding the insurance contract and indicated in the policy; there is a possibility to choose the territory from the following: Poland, Europe, world,
- ✓ Home Assistance insurance – within the territory of Poland, in the Insured Place indicated in the policy.



## What are the obligations of the Insured?

**If an event has occurred, the Insured is obliged to** contact the competent authority and report it (a medical treatment institution, the police, the fire and rescue service, the emergency service, etc.), take measures to prevent and reduce the damage, ensure that the circumstances of the event and the objects damaged in it have been photographed or filmed, and as soon as it is possible – contact Balcia to jointly agree in the next steps.

The Insured is obliged to provide Balcia with all the information about the Insured Event and the costs associated with it.

**In the event of a case which may give rise to a claim for civil liability, the Insured is obliged to:**

- send Balcia a written request for payment, if he/she received one,
- not to admit any guilt or wrongdoing without Balcia's prior consent,
- not to offer or promise any reimbursement on his/her own without Balcia's prior consent.

**If in need to use Home Assistance service, the Insured is obliged to:**

- contact Balcia so it can verify and provide the Insured with support as soon as possible,
- prepare necessary documentation and information so Balcia can identify the Insured.



## How and when should the premium be paid?

The insurance premium is payable in accordance with the provisions of the insurance contract: once or in installments, in cash or in a non-cash form. The date of payment and the amount of the premium or its installments are indicated in the policy.



## When does the period of insurance cover begin and end?

The period of insurance cover begins on the date indicated in the policy, not earlier than the day following the payment of the premium or its first installment. In the case of a premium with a deferred payment date – on the date specified in the policy.

In the event when the Policyholder concludes an insurance contract of a given Movable Property or Dwelling with Us for the first time, Our liability for damages resulting from flood begins on the 30th day from the date specified as the beginning of the insurance period (grace period). Insurance cover ends at the end of the period for which the insurance contract was concluded, or at the moment of its termination.



## How to terminate the contract?

The Policyholder has the right to terminate the insurance contract at any time by notifying Balcia in advance by one of the following means: by registered mail, e-mail or by completing an online questionnaire on [www.balcia.pl](http://www.balcia.pl) website.

Irrespective of the reason for termination of the insurance contract, the Policyholder is obliged to ensure the payment of the premium for the insurance period until the date of termination of the insurance contract. Day of termination shall be understood as the date indicated in the termination notice. If the date indicated in the termination notice is earlier than the day of submitting it, the date of termination shall be understood as the day of submitting the document. Upon termination of the insurance contract unless otherwise provided by regulatory enactments, Balcia will refund to the Policyholder the unused part of the insurance premium in proportion to the remaining insurance period.

If the insurance contract is concluded for a period longer than six months, the Policyholder has the right to withdraw from the insurance contract within 30 days, and if the Policyholder is an entrepreneur within 7 days, from the date of conclusion of the insurance contract. Withdrawal from the insurance contract does not release the Policyholder from the obligation to pay the premium for the period in which Balcia provided insurance coverage.

Balcia is bound by the sanctions imposed by Poland, the European Union, the United Nations, as well as other applicable sanctions, therefore Balcia shall have the right to terminate the insurance contract immediately and unilaterally in writing as of the day the sanctions have been in force, if Balcia has knowledge that international sanctions have been directly or indirectly imposed on the Insured, Policyholder or a Beneficiary under the insurance contract. If any payments might violate trade, economic or other sanctions or embargoes imposed by Poland, the European Union, the United Nations, as well as other applicable sanctions, such payment may not be executed as long as such sanctions are in force.

The insurance contract is also terminated if it is concluded at a distance by the Policyholder, who is a consumer who may withdraw from the insurance contract by submitting an appropriate statement in a documentary form, within 30 days from the date of informing the Policyholder by Balcia about the conclusion of the insurance contract or from the date of confirmation by Balcia of the information referred to in Article 39 paragraph 1 of the Act of 30 May 2014 on consumer rights, if the confirmation is given at a later date, the time limit being deemed to have been complied with if the declaration has been sent before its expiry.