

TIPTON & COSELEY MORTGAGE PAYMENT PROTECTION

Group Policy 02282

This policy summary does not contain the full terms and conditions of the contract. Full terms and conditions can be found in the policy document.

Who is the insurer?

The insurer of this policy is Pinnacle Insurance plc. Cardif Pinnacle is a trading style of Pinnacle Insurance plc. Pinnacle Insurance plc is authorised and regulated by the Financial Services Authority.

What is Mortgage Payment Protection?

Mortgage Payment Protection covers your mortgage repayments if you are off work as a result of disability or unemployment.

How much will it cost?

The cost of your Mortgage Payment Protection Insurance is £6.25 for every £100 of monthly benefit based on accident, sickness and unemployment cover, with a 30-day wait period and a maximum benefit duration of 12 months.

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. For impartial information about insurance, please visit the website at: www.moneyadvice.service.org.uk

Who is Eligible for Mortgage Payment Protection?

To be eligible for cover under this policy you must at the start date:

- be aged 18 or over and under 65;
- have been in continuous paid work for at least 16 hours per week for the six months prior to the start date of the policy. This includes self-employment and working under a fixed term contract;
- live and work in the United Kingdom, Channel Islands or Isle of Man, or be in the British Armed Forces or work as a civil servant in the British Embassy or Consulate, or you are assigned to work within the European Union by a UK registered company;
- be applying for, or have a residential mortgage (excluding 'buy to let' mortgage); and
- comply with other eligibility requirements* which may apply at the time of your application and will be explained at that time. These requirements will not affect you if you are already covered under this policy.

*This may include extending the length of time you must have been working for, prior to the start date, to beyond that stated above.

What are the benefits and features of Mortgage Payment Protection?

Protecting your mortgage repayments: by signing up to Mortgage Payment Protection you will be taking care of your mortgage repayments if you become unable to work as a result of disability or unemployment. You may also choose to cover up to an additional 25% of your mortgage repayment for other mortgage related expenses such as life assurance premiums and buildings and contents insurance premiums. The maximum monthly benefit allowable should not exceed £2,000 or 60% of your net income, whichever is lower.

If you have a joint mortgage you may choose to split the cover between you.

If you are unable to work as a result of disability, or you are made unemployed and remain continuously disabled or unemployed for 30 days or more, you will be entitled to an amount equal to 1/30th of the monthly benefit for each continuous day of disability or unemployment after the first 30 days. Benefit will be paid monthly in arrears for a maximum of 12 months.

For full details of the benefits and features of the cover, please refer to Sections 3 and 5 of the policy document.

What am I NOT covered for under Mortgage Payment Protection?

There are some situations that you are not covered for. These generally involve anything you already knew about when you took out this cover or that is caused by deliberate or illegal acts on your part.

The most significant exclusions of this policy are set out below, but there may be other exclusions that are significant to you, so you need to check the policy document.

For full details of the exclusions please refer to Sections 4 and 6 of the policy document.

Benefits will not be paid for claims resulting from:

- any medical condition you knew about at the start date;
- any medical condition for which you had sought treatment or advice in the 12 months before the start date, even if it is not diagnosed;
- any backache or related conditions, conditions of a mental, psychiatric or nervous origin, including stress, anxiety or depression, unless treated by an appropriate medical specialist.

Unemployment benefit will not be paid if:

- you knew at the start date that you would become unemployed, or if you are made unemployed or told that you will be made unemployed within 60 days of the start date in respect of a new borrower, or within 120 days of the start date in respect of an existing borrower;
- unemployment is voluntary or due to your misconduct;
- you are not registered as unemployed with the relevant authority.

In the case of an unemployment claim you must satisfy the definition of unemployment set out in Section 18 of the policy (and if you were self-employed, you must have involuntarily ceased trading).

Premiums

The amount you pay for cover may change during the time you have this policy. This may be because of:

- changes you request to your cover, such as changing your monthly benefit; or
- changes to our expected future costs. We will only change your premium for this

reason where there is a change to the specific factors we have set out in your policy, and that change results in our expected future costs being higher or lower than assumed when the premium was set. This may include changes to our expected future claims costs due to changes in economic conditions such as unemployment rates.

We will review your premium at least annually and you will be given at least 30 days' written notice of any alteration to the premium rates under this policy unless the change is due to legislative, tax or regulatory requirements.

We may review your premium more frequently than annually if it becomes necessary due to significant changes in any of the specific factors referred to above. Except where your premium is changed due to legislative, tax or regulatory requirements, the minimum period between consecutive changes will be 180 days.

As a result of the premium review, your monthly premium may go up, stay the same or go down, and there is no limit to the amount of any change. If a review results in an increase to your premium and you do not wish to pay the increase you can contact us to discuss your options or cancel.

More information on the circumstances when your premium may change is contained in Section 10 of your policy document.

Terms and Conditions

We may vary or waive the terms and conditions of this policy. This may be to:

- vary the cover provided under this policy because of changes to our expected future costs. We will only change your premium for this reason where there is a change to the specific factors we have set out in Section 10 of your policy, and that change results in our expected future costs being higher or lower than assumed when the premium was set. This may include changes to our expected future claims costs due to changes in economic conditions such as unemployment rates;
- improve your cover;
- comply with any applicable laws or regulations;
- reflect any changes to taxation; or
- correct any typographical or formatting errors that may occur.

You will be given at least 30 days' written notice of any alteration to the terms and conditions of cover under this policy unless the change is due to legislative, tax or regulatory requirements.

Except where the terms and conditions of cover under this policy are changed due to legislative, tax or regulatory changes, the minimum period between consecutive changes will be 180 days.

Such changes may have the effect of increasing or reducing the cover previously provided under this policy. If you do not wish to continue your cover you can contact us to discuss your options or cancel.

More information on the circumstances when your terms and conditions may change is contained in Section 13 of your policy document.

Our Right to Cancel

We may cancel your insurance cover immediately where there is evidence of dishonest or exaggerated behaviour or where you have misrepresented or failed to disclose something at the time of application which would have caused us to decline you for cover.

We may cancel your insurance cover by giving not less than 90 days' written notice. We will only do this in the circumstances set out in Section 14 of your policy.

How long does the Mortgage Payment Protection contract run for?

This is a monthly contract which will be renewed for as long as the premium is paid. Cover will start on completion of your mortgage or further advance. The start date will be shown on your schedule. Cover will end if you die, when you reach 65 years of age, no longer have a mortgage, or the date on which you or we cancel the insurance.

Your mortgage repayments and mortgage related expenses will change over time so you need to review your cover from time to time.

What happens if I take out cover and then change my mind or repay my loan?

If you are unhappy with your cover you can cancel your policy within 30 days of receiving your policy and receive your full premium back. If you cancel your cover after this period no refund of premium will be payable.

To cancel, please contact: Tipton & Coseley Building Society, 70 Owen Street, Tipton, West Midlands DY4 8HG. Telephone 0121 521 4000.

How do I make a claim under Mortgage Payment Protection?

Please contact: Claims Department, Cardif Pinnacle
Pinnacle House, A1 Barnet Way, Borehamwood
Hertfordshire WD6 2XX

Telephone: 0844 543 1180

On-line: www.support.cardifpinnacle.com

How do I make a complaint about Pinnacle Insurance plc or my Mortgage Payment Protection?

If you have a problem with the service you receive, you can write to the Customer Relations Manager, Cardif Pinnacle, Pinnacle House, A1 Barnet Way, Borehamwood, Hertfordshire WD6 2XX.

If we cannot resolve your complaint to your satisfaction you may be entitled to complain to the Financial Ombudsman Service.

Would I receive compensation if Pinnacle Insurance plc were unable to meet its liabilities?

Pinnacle Insurance plc is covered by the Financial Services Compensation Scheme (FSCS). If we are unable to meet our liabilities, you may be entitled to compensation from the FSCS. Further information is available from their website: www.fscs.org.uk