**STAKEHOLDER CERTIFICATE**

This Certificate is provided solely for Stakeholder information purposes. A stakeholder is the person(s) ultimately responsible to pay a contribution of the insurance premium by way of insurance rent and is entitled to certain pieces of information regarding the placement of the insurance policy including but not limited to receipt of basic policy information, disclosure of earnings for all parties in the distribution chain and the market selection

**Insurer:** ABC Insurance Company Ltd. Address 1, A City, XX1 1XX

**Broker:** ABC Insurance Brokers Ltd, Address 1, A City, XX1 1XX

**Managing Agent/Freeholder:** [INSERT MANAGING AGENT / FREEHOLDER NAME]

**Date of Issue:** ………

**Policy Number:** ………

**Policy Wording:** Residential Property Owners Insurance – Version Ref

**Name of Insured:** ……….

**Premises Address:** ………….

**Building Declared Value:** £

**Period of Insurance: From** 2023 **Renewal Date** 2024

 **To** 2024

**Breakdown of Premium**

**Buildings, Contents & Liabilities:** £…….

**Terrorism:** £…….

**Insurance Premium Tax:** £…….

**Total £…….**

**Conflicts of Interest**

There are no Ownership conflicts between the Managing Agent, Insurance Broker and Insurance Company provider of your policy.

**Earnings Disclosure**

ABC Insurance Brokers Ltd earn remuneration for the placement of this policy in the form of a proportion of the insurance contract premium to which you contribute through the payment of insurance rent and allowed by RSA (known as brokerage). The brokerage totalling £……..is earned for the entire policy period and is retained in full upon policy placement.

ABC Insurance Brokers Ltd has a contractual arrangement with your property managing agent / freeholder \* [INSERT MANAGING AGENT / FREEHOLDER NAME] to share remuneration with them totalling £……..in return for insurance distribution activities, they perform as the property managing agent / freeholder \* of your property. These activities include but are not limited to:

* Provision of risk and underwriting information
* Presenting contract certain terms to your building representatives
* Issuing cover instructions on your behalf to ABC Insurance Brokers Ltd
* Issuing insurance certificates to tenants and leaseholders
* Invoicing tenants and leaseholder for the collection and payment of insurance rent
* Notification of claims to ABC Insurance Brokers Ltd
* Assist with gathering information in support of claims
* Attendance at loss adjuster visits
* Negotiating claim settlements
* Attendance at insurer property surveys as and when required
* Ensuring implementation of risk improvement requirements for your building in accordance with timescales stipulated by insurers

**Market Selection**

ABC Insurance Brokers has carried out a "fair analysis" of the market in order to identify suitable products. This means we have compared products from a sufficiently large range of insurance providers in terms of cover, price, quality of service and other relevant features in order to select appropriate policies for you.

**Insurers Approached**

Allianz, Arch, Aspen, Aviva, Axa, Brit, Ecclesiastical, Lloyds of London, NIG, RSA \*

ABC Insurance Brokers Ltd recommend this policy as being in the best interests of freeholders and leaseholders due to the breadth of cover and specific leaseholder extensions enjoyed as part of a bespoke policy wording agreed with insurers at what is a competitive premium.

\* delete as applicable