



Flexi Smart Contingency House Insurance

Homebuyers become legally responsible for the property's building insurance once contracts have exchanged.

Should any disaster happen between exchange of contracts and completion then the problem will be the homebuyers, not the vendors.

The Flexi Smart Contingency House Insurance provides building insurance in the period from exchange of contracts to completion for up to 28 days. It is designed to fulfil and satisfy the requirements of mortgage lenders and will be used by the homebuyers solicitor during this timeframe.

Often homebuyers are unaware that insurance is required between exchange and completion.

The Flexi Smart Contingency House insurance will be ordered by your solicitor on your instruction and we suggest that the best time is when you instruct your solicitor to act for you. You will then be ready in good time to have this contingency insurance in place ready for exchange of contracts.

After exchange of contracts the homebuyer will be contacted by Northcott Beaton, the insurance broker specialist, to discuss transferring existing building insurance or taking out a new policy. The cost for this policy is nominal, but the support it provides in getting you to exchange of contracts (whilst allowing you time to finalise your insurance arrangements) is invaluable.



Enquire or buy from your
Homebuyer Conveyancing
Solicitor



The Financial Conduct Authority (FCA) is the regulator of Financial Services and General Insurance in the UK. The FCA is an independent body who reports to the government. The objectives of the FCA are market confidence, public awareness, consumer protection and the reduction of financial crime.

If you are unhappy with our service we have a complaints procedure, details of which are available on request. You may be able to refer a complaint to the Financial Ombudsman Service (FOS) if you are unhappy with how we deal with your complaint. The FOS website www.financial-ombudsman.org.uk or by contacting FCA on 0800 111 6788.

Northcott Beaton Ltd is authorised and regulated by the FCA for insurance mediation activity under firm reference number 306740. You may check this on the Financial Services Register by visiting the FCA website.