

DO YOU NEED A HIDDEN FAULT INSURANCE?

As a seller you are liable for hidden faults according to law (Jordabalken 4 kap. 19 §). Normally this is not covered in your home insurance. This insurance would protect you in case a hidden fault is discovered. Read about the insurances and their covers in this brochure or on our website www.doldafel.se

WHEN CAN A HIDDEN FAULT INSURANCE BE PURCHASED?

- The permanent residence house or the vacation house is located geographically in Sweden and has been owned for the purpose of private use. The insurance is not designed for houses owned and used for the purpose of business.
- The permanent residence house or the vacation house is sold through a real estate broker registered in Sweden.
- An inspection has been conducted where applicable for certain specified coverages. The inspection shall be conducted by a surveyor approved by the insurer, Gjensidige.
- The insurance can be requested and purchased up until the date the new owner receives the rights of access.

The Swedish Tax Department, www.skatteverket.se, provides information about the possibility for a tax deduction in your personal tax declaration for the cost of purchased hidden fault insurance.

HOW CAN A HIDDEN FAULT INSURANCE BE PURCHASED?

Your real estate broker and many surveyors can assist you with a request for purchasing a hidden fault insurance. If you would like to purchase an insurance your personal information will be made available for Willis Towers Watson. You will thereafter receive a offer together with an invoice. We wish to communicate digitally with you. We hope it is easier for you and, of course, it is better for the environment.

PERIOD OF COVERAGE

The period of coverage is from the day of the signed transfer of property agreement until 10 years from the day the new owner receives the rights of access.

IMPORTANT INFORMATION

Gjensidiges responsibility is from the commencement of the insurance, under the prerequisite that the invoice sent out together with the offer is paid to Willis Towers Watson according to stipulated payment terms. For this insurance there is a one time payment and the premium is for the entire period of coverage. Once full premium has been paid you will receive a certificate of coverage. We advise you to save the certificate during the entire period of coverage. If you choose not to pay the invoice within the stipulated payment terms it also means that the premium for the insurance has not been paid, the offer is no longer valid and there is no insurance coverage.

WANT TO FIND OUT MORE?

Please visit our website www.doldafel.se

EMAIL US OR CALL US FOR MORE INFORMATION

Willis Towers Watson, phone number 08-5463 5990 or email saljservice@willis.com

Uppdaga Hidden fault insurances are distributed by the Insurance Intermediary Willis Towers Watson Sweden AB.

Personal information will be treated according to current jurisdiction.

Supervisory authority is Finansinspektionen. Insurer is Gjensidige Forsikring ASA, Norge, Svensk filial.

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UPPDAGA MINST | UPPDAGA | UPPDAGA MER | UPPDAGA MEST

HIDDEN FAULT INSURANCE



Willis Towers Watson

Gjensidige

UPPDAGA MINST One time premium 4950 kr	UPPDAGA One time premium 7 950 kr	UPPDAGA MER One time premium 9 450 kr	UPPDAGA MEST One time premium 13 950 kr
<ul style="list-style-type: none"> Coverage for 2 years 500 000 SEK coverage Provides legal protection Additional costs 10 000 SEK (within the total coverage) Some household appliances 10 000 SEK (within the total coverage) Covers the primary house as well as additional buildings Covers fireplaces and chimneys* Covers electrical-, water- and, drainage installations** 	<ul style="list-style-type: none"> Coverage for 10 years 750 000 SEK coverage Provides legal protection Additional costs 10 000 SEK (within the total coverage) Some household appliances 10 000 SEK (within the total coverage) Covers the primary house as well as additional buildings Covers fireplaces and chimneys* Covers electrical-, water- and, drainage installations** 	<ul style="list-style-type: none"> Coverage for 10 years 1 000 000 SEK coverage Provides legal protection Additional costs 25 000 SEK (within the total coverage) Some household appliances 25 000 SEK (within the total coverage) Covers additional costs for decontamination measures 200 000 SEK (within the total coverage) Covers the primary house as well as additional buildings Covers fireplaces and chimneys* Covers electrical-, water- and, drainage installations** 	<ul style="list-style-type: none"> Coverage for 10 years 2 000 000 SEK coverage Provides legal protection Additional costs 25 000 SEK (within the total coverage) Some household appliances 25 000 SEK (within the total coverage) Covers additional costs for decontamination measures 200 000 SEK (within the total coverage) Covers hidden faults that are connected to solar cells on the primary house 200 000 SEK (totally for the period of coverage) Covers fireplaces and chimneys* Covers electrical-, water- and, drainage installations** Covers the primary house as well as additional buildings*** Covers loss caused by risk construction****

NOTE! Only 2 years.
For full coverage according to Jordabalken, please choose Uppdaga, Uppdaga Mer or Uppdaga Mest.


All Uppdaga insurances are without deductible and claims settlement limit. Damage settlement (i.e. investigation and assessment of the seller’s liability) and calculation of compensation is done according to law and practice.

* The insurance covers fireplaces and chimneys under the condition that a fireproof and a smokeproof survey has been conducted by a certified surveyor no more than one year before the insurance is purchased.
 ** The installations must be performed in accordance with prevailing rules, regulations and legal practices. Deviations can partly or fully reduce compensation.
 *** Uppdaga Mest covers the primary house and additional buildings which have been inspected by a surveyor. The surveyor should be approved by Gjensidige. Contact WTW for information on approved surveyors.
 **** Risk constructions is a construction commonly known to imply a higher risk for severe damages. Damages as a result of risk construction are not classified as hidden faults nor included under the rules of Jordabalken 4 kap. 19 §. Uppdaga Mest compensates for damages in risk constructions if an independent inspection has been conducted by a certified surveyor and the inspection did not reveal moisture or other indications of damage.

We want to help you to as a smooth selling process as possible. We know that there are many decisions to be made, but also that a hidden fault insurance can settle some concerns. Being able to move on after selling a property - and handing over the keys - and feeling that the responsibility for any hidden faults is being dealt with is important for many sellers.

As a seller of for example a permanent residence house or vacation house, you are liable for any hidden faults found in the house, from the day that the new owner receives the rights of access. The liability stretches for a period of 10 years. Hidden faults can for example include pests, mold damages and faulty constructions. If such hidden faults are discovered you could possibly be liable to compensate the new owner at great expense, even though you did not know about the faults.

Hidden fault insurance provides for this eventuality. The insurance company takes care of the claim that you as a seller might receive from the new owner, conducts a claim adjustment and pays out costs related to legal protection. If the claim is approved and confirmed as a legitimate hidden fault, compensation will be paid out from the insurance company to the new owner.



Both the seller and the buyer benefit from a survey of the house at the time of the sale. “Överlåtelsebesiktning” is an visual survey of the house and the inspection report declares the condition of the house.

The Land Code chapter 4 section 19. (Jordabalken 4 kap. 19 §)

If the property unit does not conform to what follows from the agreement or if it otherwise deviates from what the purchaser could have justifiably anticipated at the time of the purchase, the provision in Section 12 concerning the right of the buyer to make a deduction from the purchase price or to cancel the purchase shall apply. The buyer is also entitled to compensation for damage if the defect or loss is due to neglect on the part of the seller or if at the time of the purchase the property unit deviated from what the seller must be deemed to have promised. A deviation which the buyer ought to have discovered in the course of such examination of the property unit as was occasioned by the state of the property unit, the normal state of comparable properties and the circumstances attending the purchase may not be adduced as defects.