

terri scheer

Australia's Leading Landlord Insurance Specialist

Landlord Insurance

Residential Tenancy

At Terri Scheer, we have been providing specialist cover for over 30 years. We are Australia's leading landlord insurance specialist, trusted to insure over 300,000 landlord properties.

As insurance specialists, we understand what's most important to landlords and offer cover for many tenant-related risks, including loss of rental income, tenant damage and pet damage

More than 15,000 Property Management offices across Australia have landlords who have used Terri Scheer insurance as part of their all-inclusive service to landlords. Whether you're a first-time investor or an experienced property investor, Terri Scheer gives you the confidence that your property's in safe hands.

What's Covered

Our Landlord Preferred Policy provides cover for tenant-related risks to your contents and building in residential tenancies.

Loss of Rental Income

Covers you from loss of rental income as a result of scenarios such as those listed below. Provides coverage for:

- Tenant hardship awarded by a court – up to 4 weeks rent
- Absconding tenants – up to 20 weeks rent but not more than you would legally be entitled to recover under the lease
- Premises left untenantable for a minimum of 7 days due to insurable damage to your contents – up to 6 weeks rent
- Defaulting tenant resulting in termination of lease or eviction by court order – up to 20 weeks rent but not more than you would be legally entitled to recover under the lease
- Death of a tenant (under a sole tenancy) – up to 15 weeks rent
- Failure to give vacant possession – up to 28 weeks rent but not more than you would be legally entitled to recover under the lease
- Prevention of access for more than 7 days because of an incident listed in this insured event - up to 52 weeks rent
- Premises left untenantable due to tenant damage to your building for a minimum of 7 days – up to 52 weeks rent
- Weekly rent limited to $1,500 within standard premium. Higher weekly rent cover is available for an additional premium.

Contents*

Covers those furnishings you forget, like curtains, carpets, blinds and light fittings. Provides coverage for:

- Tenant damage
- Damage by pets – up to $5,000 (per period of insurance)**
- Damage from scorching to carpet – up to $1,000 (per period of insurance)**
- Flood, storm or rainwater damage
- Theft, fire (including bushfire), explosion, electric motor burnout, lightning, earthquake or tsunami and impact

We do not insure you for bushfire, storm, flood or tsunami in the first 72 hours of your policy. Very limited exceptions apply. Please read the PDS for more detail. **The limits described for pet & scorching are combined limits between Contents and Building (tenant damage).

Building (tenant damage)*

Covers your building against: loss or damage caused by tenants, their family or their invited guests. Provides coverage for:

- Tenant damage
- Damage by pets – up to $5,000 (per period of insurance)**
- Damage from scorching to sections of bench or vanity tops –up to $1,000 (per period of insurance)**

* Cover under Contents and Building (tenant damage) is limited to a combined amount of $70,000 unless otherwise agreed and shown on your policy schedule. **The limits described for pet & scorching are combined limits between Contents and Building (tenant damage).

Other included benefits

If a claim for loss of rent is covered you may also be able to claim for the following:

- Reletting expenses that exceed the bond – up to $500 during any one period of insurance
- Removal and storage of goods required by the Act – up to $5,000
- Change of locks – up to $250
- Representation costs of your property manager obtaining a court order – up to $500 per year (with a sub-limit of $300 per claim for engaging a bailiff/sheriff)

Legal Liability

This policy covers your legal liability as the landlord and owner of the property. Limit of Indemnity $20,000,000.

Like all insurances, limits, conditions and exclusions apply. Read the Product Disclosure Statement for full details.

Premiums and Excesses

New Business Policy Premiums*

South Australia	$385	Tasmania	$379
Western Australia	$399	New South Wales	$499
Victoria	$415	Northern Territory	$405
ACT	$389	Queensland	$425

*New business policy premiums apply to policies issued on or after 02/08/2026 with an effective date on or after 01/09/2026. Pricing subject to change

Excess Chart

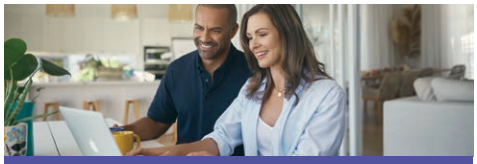
Type of Claim	Excess
Loss of Rent	No excess
Tenant Damage	$500 per claim
Scorching or Pet Damage	$250 per claim
Earthquake or Tsunami	$200 per claim
Additional benefits in Section 1, Liability	No excess
Other Claims	$100 per claim

Range of Cover Options



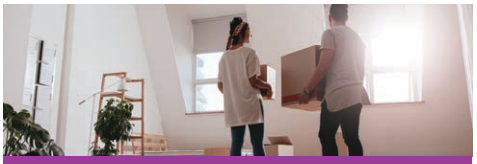
Landlord Insurance

Cover for tenant-related risks including loss of rental income and loss or damage to the contents and building by the tenant in residential tenancies.



Holiday Rental Insurance

Cover for tenant-related risks including loss of rental income and loss or damage to the contents and building by a tenant in short stay rentals, including holiday rentals.



Building Insurance

Covers your building for loss or damage resulting from events such as fire (including bushfire) or explosion, storm or rainwater and flood, as well as loss or damage caused by tenants as covered in this policy.

Scan the QR code to get a quote

Insurance issued by AAI Limited ABN 48 005 297 807 AFSL 230859 trading as Terri Scheer. Read the Product Disclosure Statement before buying this insurance. Go to terrischeer.com.au for a copy. The Target Market Determination is also available. TS00136 02/08/2026 B