

Scheer Short Stay Policy

The Scheer Short Stay Policy is specifically designed for landlords of short term rentals and holiday homes, however does provide cover for loss of rent whether your property is rented short or long term. Cover includes:

Loss of Rent – Holiday let properties

If your property is being rented as a holiday home for periods of less than 12 weeks, then we will cover you for:

- ◆ Premises left untenable due to tenant damage to the building – up to 52 weeks rent, but no more than \$50,000
- ◆ Failure to give vacant possession – up to 26 weeks rent, but no more than \$25,000
- ◆ Prevention of access – up to 26 weeks rent, but no more than \$25,000
- ◆ Death of a tenant – up to 12 weeks rent, but no more than \$12,000
- ◆ Premises left untenable due to claimable damage to your contents – up to 6 weeks rent, but no more than \$6,000
- ◆ Legal Expenses – up to \$5,000

(There is no weekly rent limit, however each event is limited to a maximum number of weeks rent).

Loss of Rent – Permanent tenancies

If your tenant is on a lease governed by the Residential Tenancy Act in the relevant state or territory, then we will cover you for:

- ◆ Absconding tenants – up to 20 weeks rent
- ◆ Defaulting tenant resulting in eviction by court order – up to 20 weeks rent
- ◆ Premises left untenable due to tenant damage to your building for a minimum of 7 days – up to 52 weeks rent
- ◆ Premises left untenable due to insurable damage to your contents – up to 6 weeks rent
- ◆ Death of a tenant (under a sole tenancy) – up to 15 weeks
- ◆ Tenant hardship – up to 4 weeks rent
- ◆ Failure to give vacant possession – up to 28 weeks rent
- ◆ Prevention of access up to 52 weeks rent

Weekly rent is limited to \$1,000 unless previously agreed and an additional premium is paid.

Additional Benefits

Once a claim for Loss of Rent is accepted, we will also cover you for:

- ◆ Re-letting expenses that exceed the bond – up to \$500
- ◆ Removal of goods – up to \$500
- ◆ Representation costs – up to \$500
- ◆ Change of locks – up to \$250

Refer to policy wording for full details.

Legal Liability

Limit of indemnity \$20,000,000.

Tax Audit

Professional fees up to \$1,000 per audit.

Loss or Damage – Contents*

This policy covers general household contents such as floating floorboards, carpets, curtains, blinds light fittings and furniture providing they are for the tenant's use.

These items are covered against loss or damage from events such as:

- ◆ Tenant damage
- ◆ Damage by pets – up to \$2,500 (per period of insurance)**
- ◆ Damage from scorching – up to \$1,000 (per period of insurance)**
- ◆ Flood, storm and water damage
- ◆ Theft, fire, explosion, electric motor burnout, lightning, earthquake and impact.

Loss or Damage – Building (tenant damage)*

This policy covers your building against loss or damage from events such as:

- ◆ Tenant damage
- ◆ Damage by pets – up to \$2,500 (per period of insurance)**
- ◆ Damage from scorching – up to \$1,000 (per period of insurance)**

*Cover under Sections 2 Contents and 3 Building (tenant damage) is limited to a combined amount of \$60,000 unless otherwise agreed.

**The Limits described for pet and scorching cover are combined limits between Section 2 Contents and Section 3 Building (tenant damage).

Policy Premiums*

South Australia	\$330	Tasmania	\$311
Western Australia	\$329	New South Wales	\$413
Victoria	\$332	Northern Territory	\$372
ACT	\$340	Queensland	\$366

*Price 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 & 6, Liability and Tax Audit	No Excess
Other Claims	\$200 per claim

Before you apply, it is important that you read and consider the Product Disclosure Statement and Policy Wording (PDS) carefully to make sure that you are aware of your contractual rights and obligations, the limitations on cover, and that the policy gives you the cover you need. The PDS can be obtained by calling Terri Scheer Insurance Pty Ltd on 1800 804 016 or visiting terriscsheer.com.au. AAI Limited ABN 48 005 297 807, AFS Licence No. 230859, trading as Vero Insurance, is the insurer and issuer of this policy.

Scheer Short Stay Policy

Application Form to be completed by the property owner or apply online at terrischeer.com.au and save 5%.

Applicants for the Scheer Short Stay Policy must meet the following eligibility criteria:

- ◆ Your property must be managed by a licensed real estate agent or on-site Property Manager. For Short term tenancies this also includes letting agents.
- ◆ Your property must be used for residential rental accommodation only (business use by your tenant is not permitted).
- ◆ Your property must not be on more than 2 acres (8000sqm) of land.

Policy start date Note: Insurance cover cannot be backdated:

Landlord details: First name: _____ Surname: _____

Address: _____

Email: _____ Date of birth: / / Phone (Home): _____

Real Estate Agent Office: _____ Phone: _____

Addresses of properties to be insured:

1. _____

2. _____

Please answer the following questions:

1. Have you or anyone to be insured under the policy ever been declined insurance, declined renewal on a policy or had special terms or conditions imposed on insurance? Yes No
2. During the past 5 years, have you or anyone to be insured under the policy had 3 or more claims under a Landlord or home and contents insurance policy or made a claim of more than \$5,000? Yes No
3. In the last 5 years, have you or anyone to be insured under the policy been convicted of theft or fraud? Yes No
4. Are you or anyone to be insured under the policy aware of any existing circumstances that may lead to a claim under this policy? Yes No
5. In the past 2 months, has the tenant been behind in their rent for more than 14 days (7 days in QLD & ACT)? (If yes, loss of rent and malicious damage is not covered until the tenant is out of rent arrears for two consecutive months) Yes No

If you answered yes to any question above please provide details (if you require more space please attach a separate sheet):

6. My property meets the eligibility criteria described above. Yes No

Payment Method (please select from the following three options):

- Please send all invoices to me for payment
- Please send all invoices to my agent for payment
- Please send initial invoice to me for payment and all future invoices and communication to my agent

I/We authorise Vero Insurance and its agent Terri Scheer Insurance Pty Ltd to obtain and use my/our personal information as set out in the Privacy Statement that forms part of the PDS.

Property Owner's Name: _____ Signature: _____ Date: / /

Important Notice

Duty of Disclosure

Before you enter into an insurance contract, you have a duty of disclosure under the Insurance Contracts Act 1984. If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions. You have this duty until we agree to insure you.

Before you extend, vary or reinstate an insurance contract you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms. You do not need to tell us anything that:

- ◆ Reduces the risk we insure you for; or
- ◆ Is common knowledge; or
- ◆ We know or should know as an insurer; or
- ◆ We waive your duty to tell us about.

If you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.