



Landlord Preferred Policy

Specialist protection for your rental income and property.

Terri Scheer is Australia's leading landlord insurance specialist. The Landlord Preferred Policy provides cover for landlords from many of the tenant related risks of property investment, including:

- ◆ Tenant damage to building and contents
- ◆ Tenant related loss of rent
- ◆ Re-letting expenses greater than the bond
- ◆ Legal Liability
- ◆ Pet damage
- ◆ Cover for fixed term and periodic leases

Loss of Rent - Permanent tenancies

- ◆ 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 untenable 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 untenable due to tenant damage to your building for a minimum of 7 days – up to 52 weeks rent
- ◆ Weekly rent limited to \$1,000 within standard premium. Higher weekly rent cover is available for an additional premium.

Additional 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 \$500
- ◆ Representation costs of your property manager obtaining a court order – up to \$500 or up to \$300 if you have to engage a bailiff/sheriff for the purpose of evicting your tenant
- ◆ Change of locks – up to \$250

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

Loss or Damage – Section 2 – Contents*

This policy provides cover for contents owned by the property owner and legally responsible for such as floating floorboards, carpets, curtains, blinds, light fittings and furniture.

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

Loss or Damage – Section 3 – 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 to sections of bench or vanity tops – 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 and shown on your policy schedule.

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

Legal Liability

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

New Business Policy Premiums*

South Australia	\$355	Tasmania	\$335
Western Australia	\$365	New South Wales	\$465
Victoria	\$359	Northern Territory	\$395
ACT	\$359	Queensland	\$395

*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

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

Insurance issued by AAI Limited ABN 48 005 297 807 AFSL 230859 trading as Vero Insurance. In arranging your insurance, Terri Scheer Insurance Pty Ltd ABN 76 070 874 798 AFSL 218585 acts under authority given to it by Vero Insurance. Read the Product Disclosure Statement before buying this insurance. Go to terrischeer.com.au for a copy. This content applies to policies with a start date on or after 29 March 2021.

Landlord Preferred Policy

This form must be completed by the property owner.

To get 5% off your first year's premium, apply online at terriscsheer.com.au

Applicants for the Landlord Preferred Policy must meet the following eligibility criteria:

- ◆ Property be managed by a licensed real estate agent or on-site Property Manager.
- ◆ Property used for residential rental accommodation only (business use by your tenant is not permitted).
- ◆ Your property not be on more than 2 acres (8000sqm) of land.
- ◆ Your property not be used as a short term rental or holiday home. If it is, please consider our Scheer Short Stay Policy.

Policy start date Note: Insurance cover cannot be backdated:

Property Owner details: First name: _____ Surname: _____

Address: _____

Phone: (Home): _____ (Mobile): _____

Email: _____ Date of birth: _____

Real Estate Agent Office: _____ Phone: _____

Addresses of properties to be insured: Please note, 1 policy per Tenancy Agreement.

1. _____ Weekly Rent: _____

2. _____ Weekly Rent: _____

Duty of Disclosure - 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. Is the property currently tenanted? | Yes | No |
| 6. Has your tenant or property manager advised you that the tenant has lost their job or had their hours reduced as a result of COVID-19? | Yes | No |
| 7. 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 tenant damage is not covered until the tenant is out of 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)

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

Please send all invoices and documentation to me by post

Please send all invoices and documentation to me at the email address listed above

Please send all invoices and documentation to my agent for payment

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.

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

Must be signed by the Property Owner who will be the policy holder and cannot be signed by other persons not named on the policy.

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 waive your duty to tell us about.

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.