



Landlord Preferred Policy

Specialist protection for your rental income and property.

Terri Scheer is Australia's leading landlord insurance specialist. Our Landlord Preferred Policy protects landlords from the specific risks caused by tenants that standard home and contents insurance may not cover, including:

- ◆ Tenant related damage to building and contents
- ◆ Tenant related loss of rent (with no excess)
- ◆ Re-letting expenses greater than the bond
- ◆ Legal Liability
- ◆ Pet damage
- ◆ Cover for fixed term and periodic leases

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:

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

- ◆ Reletting expenses that exceed the bond – up to \$500 per period of insurance
- ◆ Removal of goods – up to \$500
- ◆ Representation costs – up to \$500 or up to \$300 if you have to engage a bailiff/sherriff for the purpose of evicting your tenant
- ◆ Change of locks – up to \$250

Loss or Damage – Section 2 – Contents*

This policy covers general household contents 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 – 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 – 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 – 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.

Legal Liability

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

Tax Audit

Professional fees up to \$1,000 per audit

Policy Premiums*			
South Australia	\$305	Tasmania	\$279
Western Australia	\$306	New South Wales	\$389
Victoria	\$310	Northern Territory	\$346
ACT	\$316	Queensland	\$336

*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, Liability and Tax Audit	No Excess
Other Claims	\$100 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. Contact us for a copy of the PDS. This policy is issued by AAI Limited ABN 48 005 297 807 AFS Licence No. 230859 trading as Vero Insurance. In arranging your insurance Terri Scheer Insurance Pty Ltd ABN 76 070 874 798 AFS Licence No 218585 acts under authority given to it by Vero Insurance.

Australia's Leading Landlord Insurance Specialist

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Landlord Preferred Policy

Application Form to be completed by the property owner or apply online at terrischeer.com.au and save 5% on your first year's premium.

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

- ◆ Your property must be managed by a licensed real estate agent or on-site Property Manager.
- ◆ 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.
- ◆ Your property must 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:

Landlord 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: _____

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)? Yes No
(If yes, loss of rent and malicious damage is not covered until the tenant is out of rent arrears for two consecutive months)

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: / /

Must be signed by the Property Owner who will be the policy holder and can not be signed by other persons or Property Manager.

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.

Your claim may be denied if, without prior approval from the insurer, you make any agreement whereby you accept the transfer of liability (hold harmless) from another party. This may prevent the insurer from recovering their loss from a third party. We draw your attention to your Managing Agency Agreement as this may include a 'hold harmless' clause. Please refer to your local Terri Scheer Office if you have any concerns.

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