

# Landlord Preferred Policy

Specialist protection for your rental income and property.



Terri Scheer is Australia's leading landlord insurance specialist. The Landlord Preferred Policy protects 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 – 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 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 accepted you may also be able to claim for the following:

- ◆ 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

Refer to policy wording for full details.

## Loss or Damage – Section 2 – Contents\*

This policy provides cover for contents owned by the property owner 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.

\*\* 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

## Tax Audit

Professional fees up to \$1,000 per audit

## New Business Policy Premiums\*

South Australia	\$399	Tasmania	\$375
Western Australia	\$405	New South Wales	\$519
Victoria	\$399	Northern Territory	\$445
ACT	\$405	Queensland	\$439

\*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.

# Landlord Preferred Policy

This form must be completed by the property owner.  
To save 5% on your first year's premium, apply online at [terriscbeer.com.au](http://terriscbeer.com.au)

**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:

**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. If the property is tenanted, is the tenant currently in rent arrears?  | 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 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 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 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.