

# Landlord Preferred Policy

The Terri Scheer Landlord Preferred Policy is specifically designed for landlords and provides extra cover for your property including:

## Loss of Rent

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:

- Premises left untenable due to malicious damage to the 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
- Prevention of access - up to 52 weeks rent
- Absconding tenants - up to 6 weeks rent
- Defaulting payments resulting in eviction of your tenant by court order - up to 15 weeks rent
- Failure to give vacant possession - up to 28 weeks rent
- Death of a tenant (under a sole tenancy) - up to 15 weeks rent
- Tenant hardship - up to 4 weeks rent
- Representation Costs - up to \$500
- Change of locks - up to \$250 (see policy wording for full details)

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

## Loss or Damage - Contents\*

The policy covers general household contents for use by your tenants including curtains, carpets, blinds, light fittings and furniture. These items are covered against loss from events such as:

- Accidental loss or damage
- Malicious damage caused by the tenant, tenant's family, tenant's invited guests or an unknown person
- Deliberate damage caused the tenant, tenant's family, tenant's invited guests or an unknown person - limit \$500 per claim
- Theft, fire, explosion, storm and water damage, electric motor burnout, lightning, earthquake, impact and glass breakage.

## Loss or Damage - Building (limited cover)\*

The policy covers your property for:

- Accidental loss or damage caused by the tenant, tenant's family or tenant's invited guests
- Malicious damage caused by the tenant, tenant's family or tenant's invited guests
- Theft, or damage due to theft, caused by the tenant, tenant's family or tenant's invited guests
- Deliberate damage caused by the tenant, tenant's family or tenant's invited guests - limit \$500 per claim

\*The policy will repair or replace damaged items under the Building (limited cover) or Contents section of the policy to a maximum combined amount of \$60,000 unless otherwise agreed.

## Legal Liability

Limit of indemnity \$20,000,000.

## Tax Audit

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



Excess Chart Type of Claim	Region where claim is made		
	SA/WA/VIC/ ACT/TAS/NSW	NT	QLD
Loss of Rent	No Excess	No Excess	\$180*
Malicious Damage	\$250	\$500	\$250
Accidental Loss or Damage	\$250	\$500	\$250
Deliberate Damage	\$250	\$500	\$250
Earthquake	\$200	\$200	\$200
Representation Costs, Legal Expenses, Liability and Tax Audit	No Excess	No Excess	No Excess
Other Claims	\$100	\$100	\$100

\*Absconding and defaulting tenants only

Policy Premiums*			
South Australia	\$255	Tasmania	\$225
Western Australia	\$260	New South Wales	\$350
Victoria	\$275	Northern Territory	\$280
ACT	\$300	Queensland	\$280

\*Price subject to change



# terri scheer

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Terri Scheer Insurance Pty Ltd ABN 76 070 874 798 AFS Licence No. 218585

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 [www.terrischeer.com.au](http://www.terrischeer.com.au). This policy is issued by Vero Insurance Limited. ABN 48 005 297 807 AFS Licence No. 230859.

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# Application Form

Protect your investment today....

Simply complete this form and return it to Terri Scheer today by mail or fax.

terri **scheer**

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

- Your property must be managed by a licensed real estate agent (privately managed properties are ineligible).
- 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 heritage listed.
- Your property must not be used as a short term rental or holiday home. If it is, please consider our Scheer Short Stay Policy.

**Which date would you like your policy to start from?**

Note: Insurance cover cannot be backdated

Date:           /           /

**Name:** Mr/Mrs/Ms/Miss/Dr

Phone: Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

My Real Estate Agent is:



Ph. 8444 2302

**Fax 8341 2434**

Please cover these rental properties:

Please answer the following questions:

1. Has any insurer ever declined to insure you or declined to renew your policy or imposed special terms or conditions? ☐ Yes ☐ No
  2. Have you during the past five years had three or more claims under a Landlord's Protection Policy or home insurance policy or made a claim of more than \$2,000? ☐ Yes ☐ No
  3. Have you had any criminal charges or convictions in the last 5 years? ☐ Yes ☐ No
  4. Has the tenant been more than 14 days (7 days in QLD & ACT) in rent arrears in the past 2 months? ☐ Yes ☐ No
- (If yes, loss of rent and malicious damage is not covered until the tenant is out of rent arrears for 2 consecutive months.)

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

5. My property meets the eligibility criteria described above. ☐ Yes ☐ No

## Payment Options

<b>1. Credit Card</b> <input type="checkbox"/> VISA <input type="checkbox"/> Mastercard Card No: [ ] Expiry date:     /     /     Amount paid: \$ _____		Cardholder name: _____  Signature: _____
<b>2. Cheque</b> <input type="checkbox"/> My cheque is enclosed		<b>3. Agent to Pay</b> <input type="checkbox"/> Please send invoice to my agent for payment

I/We authorise Vero 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.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

### Important Notice

### Duty of Disclosure - What you must tell us

**Duty of Disclosure – what you must tell us**

Under the Insurance Contracts Act 1984 (the Act), you have a Duty of Disclosure. The Act requires that before a Policy is entered into, you must give us certain information we need to decide whether to insure you and anyone else to be insured under the Policy, and on what terms. Your Duty of Disclosure is different, depending on whether this is a new Policy or not.

### New business

Where you are entering into this Policy for the first time (that is, it is new business and is not being renewed, varied, extended or reinstated) you must tell us everything you know and that a reasonable person in the circumstances could be expected to tell us, in answer to the specific questions we ask.

When answering our questions you must be honest.

- *Who needs to tell us?*

It is important that you understand you are answering our questions in this way for yourself and anyone else whom you want to be covered by the Policy.

- *If you do not tell us*

If you do not answer our questions in this way, we may reduce or refuse to pay a claim.

or cancel the Policy. If you answer our questions fraudulently, we may refuse to pay a claim and treat the Policy as never having worked.

### Renewals, variations, extensions and reinstatements

Once your Policy is entered into and is no longer new business then your duty to us changes. You are required before you renew, vary, extend or reinstate your Policy, to tell us everything you know and that a reasonable person in the circumstances could be expected to know, is a matter that is relevant to our decision whether to insure you, and anyone else to be insured under the Policy, and if so, on what terms.

You do not have to tell us about any matter

- that diminishes the risk
- that is of common knowledge
- that we know or should know in the ordinary course of our business as an insurer, or
- which we indicate we do not want to know.

If you do not tell us

If you do not comply with your Duty of Disclosure we may reduce or refuse to pay a claim or cancel your Policy. If your non-disclosure is fraudulent we may treat this Policy as never having worked.

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 Torri Schoer Office if you have any concerns.