

Landlord Preferred Policy



terri scheer

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

Loss of rent – The policy will pay for loss of rent caused by:

- Premises left untenable due to malicious damage to the building and contents for a minimum of 7 days - Up to 52 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 following the issue of a court order - Up to 28 weeks rent
 - Death of a Tenant (under a sole tenancy) - Up to 15 weeks rent
 - Tenant Hardship (when Court awards a tenant a release from a lease obligation due to hardship) - Up to 4 weeks rent
- Legal Expenses - Up to \$5,000
Representation Costs - Up to \$500

The policy provides financial security so you still have income from your property to meet your expenses. NB: Weekly rent is limited to \$1,000 unless previously agreed.

Loss or damage – Contents* – The policy covers general household contents owned by you or for which you are legally responsible and that you provide for use by your tenants including curtains, carpets, blinds, light fittings and furniture. These items are covered against loss resulting from:

- Accidental loss or damage
- Malicious damage by all persons, including tenants
- Theft, riot and civil commotion
- Fire, explosion, lightning and earthquake
- Breakage of fixed glass in freestanding furniture
- Storm and rainwater
- Water damage (excluding flood)
- Impact damage, leakage of oil
- Fusion to electric motors - limit \$2,000

*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 \$45,000 unless otherwise agreed.

Loss or damage – Building (limited cover)* – The policy covers your property against loss or damage resulting from:

- Accidental loss or damage (see policy wording for full details)
- Malicious damage to the structure of the building by tenants, their family and/or invitees
- Theft, or damage due to theft, to the structure of the building by tenants, their family and/or invitees.

Legal liability – This policy will cover your legal liability as a landlord for an occurrence which causes:

- Damage to other people's property
 - Death or bodily injury to other people
- Limit of indemnity \$20,000,000

Tax Audit: The policy pays professional fees incurred in response to an investigation or audit of your financial or taxation affairs initiated by an authorised government authority in relation to your rental property, and following the lodgement of a return.

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

Domestic Workers Compensation (WA only):

The policy covers your exposure to provide workers compensation cover if you employ a domestic worker on the rented property.

Excess Chart Region where claim is made

Type of claim	SA / WA / VIC / ACT / TAS / NSW	NT	QLD
Loss of rent	No Excess	No Excess	\$180*
Malicious damage	\$350	\$600	\$250
Accidental loss or damage	\$350	\$600	\$250
Earthquake	\$200	\$200	\$200
Other claims	\$100	\$100	\$100

*Absconding and defaulting tenants only.

Policy Premiums*

South Australia	\$234	Tasmania	\$205
Western Australia	\$234	New South Wales	\$325
Victoria	\$256	Northern Territory	\$255
ACT	\$285	Queensland	\$255
*Price subject to change.			

Before you apply, it is important that you read and consider the Product Disclosure Statement (PDS) and Policy Wording 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 that you need. The Product disclosure statement can be obtained by calling Terri Scheer Insurance Pty Ltd on 08 8132 3100 or visiting www.terrischeer.com.au.

This policy is underwritten by Vero Insurance Limited
ABN 48 005 297 807 AFS Licence No: 230859



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insurance pty ltd

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