



# 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	\$345	Tasmania	\$345
Western Australia	\$365	New South Wales	\$465
Victoria	\$369	Northern Territory	\$385
ACT	\$345	Queensland	\$389

\*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 Terri Scheer. Read the Product Disclosure Statement before buying this insurance. Go to [terrischeer.com.au](http://terrischeer.com.au) for a copy. The Target Market Determination is also available. This content applies to policies with a start date on or after 15 June 2023. New business policy premiums apply to policies issued on or after 18/08/2023 with an effective date on or after 18/10/2023. TS00136 18/08/23 A