

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

- Premises left untenable due to malicious damage to the building and contents for a minimum of 7 days - 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
 - 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)

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 including:

- 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

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	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	\$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

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



terri scheer

1800 804 016

GPO Box 1619, Adelaide, South Australia 5001 • Fax 1300 370 874
Terri Scheer Insurance Pty Ltd ABN 76 070 874 798 AFS Licence No. 218585

www.terrischeer.com.au

Landlord Preferred Policy Application Form

Protect your investment today...
Simply complete this form and return to your local
Terri Scheer office by mail or fax.



terri scheer

Is your property managed by a licensed real estate agent?
If no, STOP we are unable to assist as we only cover professionally managed properties.

☐ Yes

☐ No

Is this a holiday home?

☐ Yes

☐ No

If yes, please consider our Scheer Short Stay Policy.

Please arrange cover on the following property/(ies) with effect from

Note: Insurance cover cannot be backdated

Date: / /

If rent is in arrears now, or has been in the previous two months, contact Terri Scheer Insurance Pty Ltd before applying, as restrictions may apply.

Insured name: Mr/Mrs/Ms/Miss/Dr

Address:

Phone: Home:

Mobile:

Email:

My Real Estate Agent is:

Phone:

Please cover these rental properties:

1.

2.

Please answer the following questions:

- Has any insurer ever declined to insure you or declined to renew your policy or imposed special terms or conditions? ☐ Yes ☐ No
- 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
- Have you ever been convicted of theft or fraud? ☐ Yes ☐ No

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

Payment Options

1. Credit Card ☐ VISA ☐ Mastercard

Cardholder name:

Card No:

Expiry date: / / Amount paid: \$

Signature:

2. Agent to Pay ☐ Please send invoice to my agent for payment

3. Cheque ☐ Please find my cheque enclosed

Please send all future invoices and correspondence to:

☐ My Real Estate Agent (details above)

☐ My personal postal address

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.

Insured's Signature:

Date: / /

Important Notice

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 Terri Scheer Office if you have any concerns.

MKT114 (07/2009)