

Many standard insurance policies do not cover the risks often associated with rental properties, such as intentional damage or theft by tenants and their guests. REAL Landlord Insurance NZ Ltd's Landlord Preferred Policy however, is specifically designed for landlords, providing extensive cover for your investment property and includes:

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Loss of rent

Our policy will fully pay for loss of rent caused by:

- Premises left untenable due to intentional damage to the building and contents
- Prevention of access
 - › Up to 52 weeks rent
- Absconding tenant
- Death of a tenant (under a sole tenancy)
 - › Up to 6 weeks rent
- Defaulting payments – Conditional order or Tribunal Order
 - › Up to 14 weeks rent
- Failure to give Vacant Possession
 - › Up to 18 weeks rent
- Tenancy Hardship (When a Court awards a tenant a release from lease obligations due to hardship)
 - › Up to 4 weeks rent

We'll make sure you still have income from your property to meet your expenses.

(note – weekly rent is subject to a maximum of \$1,000)

Bond Monies

When a claim is paid for loss of rent, the bond is retained by the property manager to cover re-letting expenses.

Loss or damage – Building (limited cover)

Our policy covers your property against loss or damage resulting from:

- Intentional damage to the structure of the building by tenants, their family and/or invitees
- Theft by tenants, their family and/or invitees

Legal Liability

We'll 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 \$1,000,000

Excess

Intentional damage: \$500 per claim

Loss of Rent: 7 Days

Other claims: \$150

DISCLAIMER

This is a brief outline of the main features of the Landlord Preferred Policy. For full details of the terms, conditions, limits and exclusions, refer to the policy wording booklet.

Loss or damage – Contents

Our policy covers general household contents including carpets, curtains, blinds, light fittings and even furniture left for the tenant's use. These items are covered against loss resulting from:

- › Intentional damage by all persons including tenants
- › Theft, riot and civil commotion
- › Fire, explosions, lightning
- › Breaking of fixed glass
- › Storm and rainwater
- › Water damage
- › Impact damage, leakage of oil

We'll repair or replace your damaged items under the Building or Contents Section of the Policy to a combined amount of \$25,000.

For less than \$1 per day you can have your income protected with the Landlord Preferred Policy.

IMPORTANT NOTICE

Important information about the policy

The printed policy document explains the insurance you are arranging in detail. There are some important provisions in the policy which you should understand, otherwise there may be disappointment when you wish to make a claim.

You should also know that the excess applies to most claims. An excess is an amount which you must pay before a claim can be made under the policy.

Important Notice – Your duty of disclosure

“You”, “your” means all persons named in the policy as the insured and “we”, “our”, “us” means the insurers through their agent, NZI, a business division of IAG New Zealand Limited.

Your duty of disclosure

The law requires you to tell us everything you know (or could reasonably be expected to know in the circumstances) which a prudent underwriter would want to take into account in deciding whether to insure you and on what terms on which we insure you. This duty applies before you enter into a contract with us, that is, before we accept your proposal and also each time before you alter or renew the Policy. Each person named as the insured has the same duty.

You don't need to tell us anything which:

Reduces the risk, is common knowledge, we already know, or ought to know in the ordinary course of our business, or we indicate we do not want to know. If you are not sure that something is relevant, it is best to disclose it anyway.