

RENTAL PROTECTION PLUS ADVANTAGE LANDLORDS' INSURANCE

\$239*

We know you don't want to think about damage to your investment property, tenants who don't pay the rent or people sustaining an injury on your property, but unfortunately these things do happen.

You may think that your building insurance policy provides all the protection you need, but most of these types of policies exclude damage and loss caused by tenants.

That's why Aon has developed insurance specifically for landlords to provide you financial protection against the wrongful actions of tenants and loss of rent.

What landlords' insurance covers



DAMAGE BY TENANTS

This cover provides payments to assist you to repair malicious damage caused by tenants such as holes punched through walls, doors pulled off hinges; deliberate and intentional damage such as "unapproved renovations". Accidental damage is covered for loss caused by tenants to carpets, curtains and internal blinds.

up to \$20,000



THEFT BY TENANT

Just as the name suggests, this covers theft by your tenant or their visitors.

up to \$20,000



LOSS OF RENT

Loss of rent covers situations where the building can't be lived in after damage or loss. This could be a pipe in the washing machine bursting and flooding the apartment, or a tree collapsing on your house during a thunderstorm, forcing the tenants to move out for repairs.

It covers the rent you lose when damage caused by a previous tenant prevents you from renting out the property.

Loss of rent also protects you if your tenants can't access the building in which the property is located as a result of insured damage, for example, a fire to the foyer area.

up to 52 weeks or \$20,000



RENT DEFAULT

Rent default is based around your tenant's actions. For example, if they leave without notice, fail to pay the rent or refuse to leave when served with eviction notices.

up to \$12,000 per claim



CONTENTS

Even if you rent out your property unfurnished, you need to consider cover for your property such as carpets, internal blinds, curtains, light fittings and other furnishings for fire, theft, burglary, storm and water damage in addition to deliberate, accidental* and malicious damage.

up to \$20,000



LIABILITY

An important part of a landlords' insurance policy is cover for claims made against you for injury suffered on your property. This could be the tenant slipping down the stairs or a visitor to the property tripping on some carpets. Liability includes costs awarded against you and any legal costs you have to pay.

up to \$20M per event



24HR CLAIMS HOTLINE

In the unfortunate event that you have to make a claim, simply call our 24 hour claims lodgement hotline on 1800 105 900 to speak with one of our dedicated customer service consultants.

APPLY
NOW!



1800 105 900

You can choose higher limits if you wish. Just let us know and we'll arrange it for you.

* Price is inclusive of all government levies. This rate applies to properties in SA only. Price is current at time of printing and may be subject to change without notice.

^ Accidental damage covers loss by tenants to carpets, curtains and internal blinds

Consider this scenario occurring with one of your properties ...

Brent was excited about buying his first investment property. After engaging a property manager who secured a professional couple to move in, Brent organised an Aon Rental Protection Plus Advantage insurance policy and began to reap the rewards of his investment.

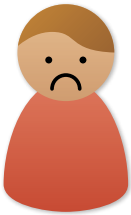
All was going to plan until the tenants began defaulting on their rent. Despite the property manager issuing rent arrears notices and chasing payments, Brent was informed that one of the tenants had moved out and unfortunately the remaining tenant was struggling financially.

Following an inspection by the property manager it was discovered that the tenant had vacated the property owing 6 weeks rent and leaving it damaged with a repair bill of \$9,000.

Brent now has to recover his losses.

LANDLORDS' VS. BUILDING INSURANCE

If he had a building policy...



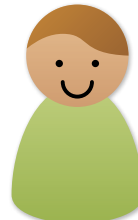
A standard building policy will not usually cover:

- Rent default when the tenant leaves without notice
- Loss of rent when the property can't be rented out
- Damage caused by the tenant or their visitors.

Brent learns this when he submits his claim.

Unfortunately, the bond is not enough to cover the six weeks of missed rent, the cost of fixing up the apartment for re-letting and the lost rent between tenants.

If he had a landlords' insurance policy...



A landlords' insurance policy covers events not usually recoverable under standard building and/or contents policies, including malicious damage, loss of rent and rent default.

In the above scenario, Brent's claim is accepted by his insurer.

FAQs

What is the benefit for:

- **Rent default due to departure of tenant without notice**
Up to six weeks
- **Rent default where notices have been issued**
Up to 15 weeks including reletting period
- **Rent default following court eviction**
Up to 26 weeks including reletting period
- **Rent default following termination of written rental agreement based on tenant hardship**
Up to six weeks

Does the rent have to be up-to-date at the inception of the policy for me to have rent default cover?

Yes, there must be no rental arrears for the four weeks prior to inception of the new policy

What is the excess for rent default claims?

\$100 per claim

What is the excess for malicious/deliberate/accidental damage, and theft claims?

\$250 per event

Do I need a tribunal order to make a claim?

No

Are my legal costs covered?

Yes, up to \$1,000 per claim

Can I lodge a claim when a full bond has not been paid?

Yes, you will be paid rent default but not any shortfall of bond

Can I include building insurance under this policy?

Yes, talk to us for details

General Advice Warning

This information may be regarded as general advice. That is, your personal objectives, needs or financial situations were not taken into account when preparing this information.

Accordingly, you should consider the appropriateness of any general advice we have given you, having regard to your own objectives, financial situation and needs before acting on it. Where the information relates to a particular financial product, you should obtain and consider the relevant product disclosure statement before making any decision to purchase that financial product.

About us

Aon is a leading provider of risk management services, insurance and reinsurance broking, financial planning and employee benefit and risk solutions. Aon professionals meet the diverse and varied needs of our clients through our industry knowledge, technical expertise and global resources.

When selecting insurers, we look for longevity and commitment to a sector. We regard insurer security as paramount to provide you with the confidence that your insurer will be there to look after you whenever you need them. Our landlords' insurance is underwritten by CGU Insurance, one of Australia's largest intermediary-based general insurers. CGU is part of the Insurance Australia Group which holds a AA- Insurer Financial Strength rating from Standard and Poors, as at the date of publication.

For more information on Aon visit aon.com.au

This brochure is a general description of cover only, full details are set out in the PDS available at www.propertymanagers.aon.com.au

© 2010 Aon Risk Services Australia Pty Limited ABN 17 000 434 720 AFSL No. 241141