

KEY FACTS ABOUT THIS HOME CONTENTS POLICY

Residential Landlords Property Insurance

Prepared On: November 1 2016

THIS IS NOT AN INSURANCE CONTRACT

CHUBB®

ABN: 23 001 642 020
AFSL: 239687

STEP 1 Understanding the Facts Sheet

This Key Facts Sheet sets out **some** of the events covered and not covered by this policy and other information you should consider. This sheet does not provide a complete statement of the cover offered, exclusions, conditions and limits that apply under the policy. You should carefully read the **Product Disclosure Statement** (PDS) and all policy documentations for more details.

STEP 2 Check the maximum level of cover and the events covered

Under this policy, Residential Landlords Property Insurance, any amounts you claim include GST.

Event/Cover	Yes/No/Optional	Some examples of specific conditions, exclusions or limits that apply to events/covers (see PDS and other policy documentation for details of others)*
Fire and Explosion	Yes	Fire and explosion damage are covered under this policy. Damage caused by scorching, melting or charring where there is no flame is not covered unless as the result of lightning.
Flood	No	Flood damage is not covered.
Storm	Yes	Storm damage to contents is covered under this policy subject to Loss or damage that results from rain or hail entering the building through an opening made to carry out construction, demolition, alteration or repair to the building is not covered.
Accidental breakage	Yes	Accidental breakage is covered but the breakage of glass used in picture frames, glassware, crystal, crockery, china, ornaments, vases, lamps, clocks or radios is not covered.
Earthquake	Yes	Earthquake is covered under this policy subject to exceptions. Other forms of earth movement like erosion, landslide or subsidence are not covered unless the loss or damage occurs within 72 hours of, and is caused by, earthquake, explosion, storm or liquid escaping from a fixed pipe, or an object attached to a pipe, fixed gutter, fixed tank or a drain.
Lightning	Yes	Lightning damage is covered under this policy.
Theft and Burglary	Yes	Theft and burglary are covered under this policy. Theft by a tenant or person residing with the tenant is limited to 10% of the sum insured and excludes theft of property in the open air.
Actions of the sea	No	Action of the sea including any ocean, harbour, bay or tidal water is not covered.
Malicious Damage	Yes	Malicious damage is covered under this policy but damage caused by tenant neglect, carelessness, poor housekeeping, or unhygienic living habits is not covered.
Impacts	Yes	Impact damage is covered under this policy.
Escape of liquid	Yes	Escape of liquid is covered under this policy.



Cover for valuables, collections and items away from the insured address

High value items and collections	Partial	There is no coverage for some high value items such as jewellery or cash. For antiques and fine art the maximum amount we will pay for any one item is \$2,500 unless it has been specified in the Schedule as having a higher amount of cover.
Items away from insured address	No	Contents are covered at the insured address (situation) only and items in the open air are limited to 10% of the sum insured.

* This Key Facts Sheet is a guide only. The examples provided are only some of the conditions, exclusions and limits in this policy. You must read the PDS and policy documentation for all information about this policy.

STEP 3 Other things to consider

Limits

This policy has restrictions that limit your cover for certain events and item, for example, the cover provided by the policy extends only to payments to repair or replace damaged carpet, wall, floor or ceiling coverings in the room, hallway or passageway where the loss or damage occurs.

To find out these limits you need to read the PDS and other relevant policy documentation.

Excesses

If you make a claim, the excess is the amount you may have to pay for each incident. A number of different excesses may apply in respect to this policy, for example if the contents excess shown in your Schedule is \$200 and your contents are damaged by storm, you will pay the first \$200 of the cost to repair the damage to the contents.. You may be able to increase these excesses to lower your premium. For more detail, please read the PDS and other policy documentation.

Legal liability

This policy covers your legal liability when you are found to be legally responsible for damage or personal injury to a third party or their property. It is limited to \$20,000,000. You should read the PDS carefully to determine the extent of this cover.

Cooling off period

If you decide you don't want this policy within 21 days of it being issued and you haven't made a claim, you can cancel it and receive a refund.

Maximum level of cover offered by the insurers

Insurers offer different maximum levels of cover in the event of the loss or destruction your contents including where:

- You set the maximum level of cover and your payout is limited to that amount* (*Sum insured*).
- You set the maximum level of cover and the insurer may provide you with some agreed extra cover above that amount (*Sum insured plus safety net*).

* The insurer may provide some cover above this amount.

When working out how much cover you need for your contents, ensure that you value your possessions correctly. To do this you could start by listing all your contents and working out how much it would cost to replace them.

A Failure to adequately insure your contents for their replacement value may result in underinsurance.

Warning: this Key Facts Sheet sets out some of the conditions, exclusions and limits in respect to this policy. You should read the PDS and all policy documentation for all the conditions, exclusions and limitations of this policy that limit or exclude cover.



STEP 4 Seek more information

If you want more information on this policy contact us on 02 92730 100 or Honan Insurance Group on (+612) 9299 0767. For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

The policy this KFS relates to is:

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