

Landlord Preferred Policy Application Form



Real Landlord Insurance NZ Ltd

PO Box 1167, Whangarei

TEL 64 9 438 0650

FAX 64 9 438 0651

WEB www.rlinz.co.nz

EMAIL office@rlinz.co.nz

Protect your investment today...

Simply complete and return this form to your property manager today. Or, if you prefer, you can call REAL Landlord Insurance and your property will be covered immediately.

Is your property managed by an Approved Property Management Company? Yes No

If no, **STOP** we are unable to assist as we only cover professionally managed properties.

Is this a holiday home? Yes No

If yes, **STOP** we are unable to assist as we only insure permanent tenancies.

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

NOTE: Insurance cover CANNOT be back-dated

Date: / /

If rent is in arrears now, or has been in the previous two months, contact REAL Landlord Insurance NZ Ltd before placing cover, as restrictions may apply.

Insured name (Landlord): Mr Mrs Ms Miss Dr _____

Landlord Postal Address: _____ Postcode: _____

Phone: Home: _____ Mobile: _____

Email: _____

My Property Management Company is: _____ Phone: _____

Property Manager: _____

Please cover the following rental property(s):

1. _____

2. _____

3. _____

Please answer the following questions concerning your insurance history:

1. Has any insurer ever declined to insure you or declined to renew your policy or asked that you agree to special terms or conditions? Yes No

2. Have you during the past three years had three or more claims under a Landlord's Protection Policy or made a claim of more than \$2,000? Yes No

3. Have you or has any family member who lives with you:

a: ever been imprisoned for any criminal offence, or Yes No

b: had any conviction for a criminal offence within the last 7 years, or Yes No

c: any prosecution pending for any criminal offence? Yes No

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

Landlord's signature _____ Date: / / _____

MANAGEMENT FEE: Your agent may be paid a management fee by the Insurance brokers for arranging this insurance on your behalf.
This policy is underwritten by NZI, a business division of IAG. New Zealand Limited.

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Many standard insurance policies do not cover the risks often associated with rental properties, such as malicious 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:

Loss of rent

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

- Premises left untenable due to malicious 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 unless previously agreed)

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:

- Malicious 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

Malicious 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:

- › Malicious 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
- › Fusion – limit \$2,000

We'll repair or replace your damaged items under the Building or Contents Section of the Policy to a combined amount of \$20,000. Earthquake damage is excluded.

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.