



The endorsed insurance broker for the Real Estate Institute of Australia, the Real Estate Institute Australian Capital Territory the Real Estate Institute Queensland and the Real Estate Institute of Western Australia.

# Competitive Landlord's Insurance

## All the protection you need

We have worked closely with leading industry associations to develop an insurance solution to meet the needs of landlords.

## It's easy!

Landlord insurance provides cover for:

- ✔ Damage or theft by tenants
- ✔ Loss of rent
- ✔ Rent default
- ✔ Contents cover
- ✔ Liability cover
- ✔ Flood cover
- ✔ Clean up costs associated with illegal drug production

## If you do need to make a claim

We have a 24/7 claims hotline. Acting as your insurance broker, we will assist you through the claims process and make it easier for you to make a claim.

Contact Aon's Real Estate Team today.

**1800 105 900**

Aon offers two types of Landlord insurance:

### Rental Protection Plus Advantage

The level of cover and price are fixed per state

### Rental Protection Plus

A tailored insurance where you pay only for the cover you need

### The amount you'll pay for

#### Rental Protection Plus Advantage

State/Territory	Premium
ACT	\$327
NSW	\$345
NT	\$305
QLD up to \$50K cover options	\$300
QLD up to \$20K cover options	\$278
SA	\$264
TAS	\$266
VIC	\$263
...	...



## Landlord insurance provides cover for:\*\*

### Damage by tenants

up to \$20,000  
up to \$50,000 (WA)  
up to \$50,000 (QLD optional)  
\$250 excess per event

Provides cover to assist you repairing malicious damage caused by tenants such as holes punched in 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.

### Theft by tenants

up to \$20,000  
up to \$50,000 (WA)  
up to \$50,000 (QLD optional)

This covers theft by your tenants or their visitors.

### Loss of rent

up to 52 weeks or \$20,000  
up to \$50,000 (WA)  
up to \$50,000 (QLD optional)

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, 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.

### Rent default

up to \$12,000 per claim  
\$100 excess and an additional  
\$150 (NSW,VIC)

Covers you for your tenant leaving without notice, failing to pay the rent or refusing to leave when served with eviction notices.

### Contents

up to \$20,000  
up to \$50,000 (WA)  
up to \$50,000 (QLD optional)

Even if your property is rented unfurnished, you need to consider cover for your property such as carpets, curtains, light fittings and other furnishings for fire, theft, burglary, storm and water damage in addition to deliberate, accidental<sup>^</sup> and malicious damage.

### Liability

up to \$20M per event

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 your carpet. Liability includes costs awarded against you and any legal costs you have to pay.

### Flood cover

Flood cover will provide protection in the event where normally dry land is covered by water that has escaped or been released from the normal confines of any lake, river, creek or other natural water course or any reservoir, canal or dam.

### Legal costs

Are covered up to \$1000 per claim

### Illegal drug production

Cover for clean-up costs if buildings or contents suffer chemical contamination as a result of the manufacturing, storage or distribution of any controlled drug.

## FAQs

***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.

***Do I need a tribunal order to make a claim?***

No.

***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?***

Yes, talk to us for details.

## What is the benefit for

***Rent default due to departure of a tenant without notice.***

Up to 6 weeks

***Rent default where notices have been issued.***

Up to 15 weeks including re-letting period

***Rent default following court eviction.***

Up to 26 weeks including re-letting period

***Rent default following termination of written rental agreement based on tenant hardship.***

Up to 6 weeks

\* WA premiums based on up to \$50K cover options.

\*\* Subject to full policy terms and conditions.

<sup>^</sup> Accidental damage covers loss by tenants to carpets, curtains and internal blinds.