









# Important questions you should ask your existing landlord insurance provider

Owning an investment property should be a rewarding experience but tenant trouble or plain bad luck can turn it into a drama if you don't have the right insurance cover. Comparing insurance policies is not a straightforward process as there are many differences in the type and extent of cover offered as well as the premium.

EBM Insurance Brokers created the RentCover range of products to help protect residential investment properties against damage and rent loss. Competitively priced and broad in cover, RentCover policies allow you to relax and let your investment earn money.

We know all the 'ins' and 'outs' of investment properties, and when you make a claim our team will ensure that you get prompt, personal attention. Most claims are settled within five days. It is imperative that you make an informed decision therefore we have highlighted just some of the features of EBM's RentCover Insurance for you to compare.

Does your policy have cover for...?	RentCover insures you for:
<b>Tenant Default?</b> If you suffer loss of rent due to your tenant: <ul style="list-style-type: none"> <li>• Defaulting on their rent or departing without notice?</li> <li>• Causing malicious damage, accidental damage or theft?</li> <li>• Claiming Hardship through the courts?</li> <li>• Denial of access while being evicted through the court?</li> <li>• Breaking their lease, even if caused by the death of the tenant?</li> </ul>	 Up to 6 weeks or up to 52 weeks depending on circumstances (no excess)
<b>Periodic Tenancies?</b> <ul style="list-style-type: none"> <li>• Losses suffered when your tenant is on a month-to-month lease?</li> </ul>	 Up to policy limits in all sections
<b>Loss or Damage?</b> If your property suffers: <ul style="list-style-type: none"> <li>• Malicious damage by the tenant?</li> <li>• Theft by the tenant?</li> <li>• Accidental damage to both building and specified contents including unauthorised home alterations?</li> </ul>	 Up to \$50,000
<b>Contents Cover?</b> If your property suffers: <ul style="list-style-type: none"> <li>• Damage to the carpets, curtains, light fittings or blinds as a result of a "Defined Event", e.g. fire (including by tenant), theft by intruder, water damage?</li> </ul> <i>For detailed information on defined events please refer to the PDS.</i>	 Up to \$50,000
<b>Changing of Locks following a Bailiff eviction?</b>	 Up to \$250 (no excess)
<b>Legal Expenses?</b> If you incur legal costs such as: <ul style="list-style-type: none"> <li>• Court application fee?</li> <li>• Bailiff fee?</li> <li>• Property Manager's time in court?</li> </ul>	 Up to \$5,000 (no excess)
<b>Tax Audit for your rental property income?</b>	 Up to \$1,000 (no excess)
<b>Legal Liability?</b>	 Up to \$30 Million (no excess)

## Additional Protection with "Platinum" Building Insurance

Does your policy have cover for...?	RentCoverPlatinum:
<b>Fire by tenant whether "accidental" or intentional?</b>	 Up to sum insured
<b>Damage to the building due to defined events?</b>	 Up to sum insured

For more information call  
**1800 661 662**

Our advice about insurance is provided for your general information and does not take into account your individual needs. Please ensure you read the following important documents which are available at [www.rentcover.com.au](http://www.rentcover.com.au) or by calling us: Product Disclosure Statement and Policy Wording, Financial Services Guide, Privacy Policy.



**RentCover**

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# The RentCover range of landlord products. Protecting owners for over 20 years.

Without question this range of products are rated among the most comprehensive policies of their type throughout Australia. Insurance policies however are never easy to compare and there is more to it than simply comparing product features. Other considerations include:

- the length of time taken to settle claims (most RentCover claims are settled within 5 working days).
- excesses – the amount you must contribute towards a claim (some policies have an excess of as much as 4 weeks rent on the simplest claims).

Feature by feature however RentCover offers exceptional cover, as the table below will indicate.

## RentCover*Ultra* vs. other commonly sold Landlord policies

Loss of Rent due to:	RentCover		Other Common policies
	Cover	Excess	
Denial of Access (requiring court eviction)	52 weeks	nil	Many cover for limited periods and have excesses as high as 4 weeks rent
Default of Rent	6 weeks	nil	Most policies have cover although may have restrictions on total paid and excesses as high as 4 weeks rent
Departure without notice	6 weeks	nil	
Breaking of lease	6 weeks	nil	
Malicious Damage by Tenant	52 weeks	nil	
Accidental Damage to Contents	52 weeks	nil	Many policies have no cover. If this damage occurs the landlord may have no income whilst the property is repaired
Accidental Damage to Building	52 weeks	nil	
Theft by Tenant	52 weeks	nil	
Hardship	6 weeks	nil	
Death of a Tenant	52 weeks	nil	
Defined Risks (fire, storm, etc)	\$10,000	nil	Excesses are often high
<b>Damage &amp; Theft (building)</b>			
Malicious Damage	\$50,000	\$400	Some policies cover as little as \$10,000 and have very high excesses
Theft by Tenant (defined items)	\$50,000	\$400	
Accidental Damage	\$50,000	\$400 per event	Many policies have no cover and specifically exclude this risk
Defined Risks (RentCover <i>Platinum</i> )	Sum insured	\$100	The RentCover <i>Platinum</i> policy provides substantially discounted premiums compared to other policies
<b>Damage &amp; Theft (contents)</b>			
Malicious Damage	\$50,000	\$400	Some policies cover as little as \$10,000 and have very high excesses
Theft by Tenant (defined items)	\$50,000	\$400	
Accidental Damage	\$50,000	\$400 per event	Many policies have no cover and specifically exclude this risk
Defined Risks	\$50,000	\$100	Some policies have low levels of cover and high excesses
<b>Legal Expenses</b>	\$5,000	nil	Many policies have high excesses
<b>Legal Liability</b>	\$30,000,000	nil	Many policies have limits of \$10,000,000
<b>Workers Compensation (WA only)</b>	included	nil	Required by landlords in WA however in many policies this is either not included or offered as an option only
<b>Periodic Leases</b>	Some policies require a fixed term lease to be in place at the time of a loss RentCover continues to pay claims on Periodic Leases		

Please note: the above comparison is to be used as a guide only and represents our understanding of policy features of competitor products at the time of writing.