

How do I apply for LandlordPlan cover?

4. collect the amount equal to at least 2 weeks rent in advance;
5. collect the amount equal to at least 2 weeks rent in the form of a bond. This must be registered with Tenancy Services;
6. complete an external and internal inspection of the insured property every 6 months;
7. write to the tenant(s) when rent becomes 10 days in arrears and follow up with a personally delivered letter if rent remains unpaid. If rent becomes 21 days in arrears you must make an application to the Tenancy Tribunal for vacant possession in accordance with the provisions of the Residential Tenancies Act 1986 (or any replacement Act) and any subsequent amendments;
8. provide the insurer with a fully completed proposal form.

Your duty of disclosure

Before entering into a contract of insurance with Vero Insurance New Zealand Limited (Vero) you have a duty to disclose to them all material facts which would influence their decision whether to provide cover and at what terms. All information must be complete and accurate and may include any information not directly asked for in the proposal form.

If you are in doubt about which facts are considered as being material please discuss this with your insurance adviser, or Vero.

Remember, you are not only bound under the Duty of Disclosure to disclose this information when confirming renewals or when providing claims information, but also whenever you become aware of any changes to circumstances relevant to the policy. All information you provide will be recorded by Vero and is treated with the utmost confidentiality.

Failure to comply with your Duty of Disclosure may result in Vero declining your claim or even cancelling your insurance cover from the inception date of your policy.

Simply contact your insurance adviser and ask for a proposal form and a copy of the LandlordPlan policy wording to be forwarded to you. Return the completed LandlordPlan proposal form along with your premium payment to your insurance adviser who in turn will forward it to Vero.

How much will LandlordPlan cover cost me?

The cost is \$275.80 per annum (incl. GST) which equates to only \$5.30 per week (incl. GST). If you require cover for more than one dwelling/unit simply multiply \$275.80 by the total number of dwellings/units that you wish to insure.

LandlordPlan

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Brochure

We understand the needs of domestic property owners and as a result are able to offer a very comprehensive and competitive cover to protect landlords.

Please read this brochure and contact your insurance adviser to arrange cover for you, or to provide you with answers to any questions you may have.

welcome to
LandlordPlan



Index

- 4 This brochure is a summary only
- 4 What is LandlordPlan?
- 5 What are the benefits?
- 6 What other benefits am I entitled to?
- 6 Who can apply for a LandlordPlan policy?
- 7 Your duty of disclosure
- 8 How do I apply for LandlordPlan cover?
- 8 How much will LandlordPlan cover cost me?

This brochure is a summary only

Insurance policies have certain limitations, exclusions and conditions. For a full description of the cover offered, please read the LandlordPlan policy wording available from us.

What is LandlordPlan?

If you are a landlord then this comprehensive insurance product is for you. The protection that LandlordPlan offers is additional to that of a house insurance policy.

LandlordPlan offers you the financial protection you need against the loss or damage to your property as a result of malicious damage, vandalism or theft by your tenant(s). Loss of rental income is also covered! This means you keep on receiving the rental income you have counted on receiving, for the time it takes to make repairs to the property and/or the time it takes to get a tenant back into your property.

What are the benefits?

You will have protection against

Event	Maximum limit any one event	Excess that applies to each event
1 Property damage (as defined in the policy wording) caused by your tenant(s).	\$30,000	\$250
2 Loss of rent if your property becomes untenable as a result of property damage caused by your tenant(s).	26 weeks rent at full rent plus 13 weeks rent at 75% plus 13 weeks rent at 50%	\$250
3 Loss of rent following prevention of access or failure of public utilities.	8 weeks rent	\$250
4 Loss of rent due to non-payment by the tenant(s) following their vacating your property without giving the required notice.	8 weeks rent	\$250
5 Loss of rent following eviction of your tenant(s) from your property following non-payment of rent.	8 weeks at full rent plus 4 weeks rent at 75% plus 4 weeks rent at 50%	\$250
6 a. Accidental physical loss or damage to your tenant(s) property for which you are legally liable. b. Accidental bodily injury to your tenant(s) at your property for which you are legally liable. c. Defence costs in relation to (a) & (b) above.	\$1,000,000 \$100,000 Included within the limits applying to 6(a) and/or 6(b)	\$250 \$250 \$250

- a. The maximum weekly rent per dwelling or unit that can be covered under LandlordPlan is \$500.
- b. The maximum excess you will have to pay towards any one claim is \$500, with the exception of a loss under item 6 on page 5, where the total cumulative excess is \$250 for any one claim.

What other benefits am I entitled to?

The following additional benefits also apply:

- 1. professional fees and clearance costs are covered (included within the limit under Event 1 on Page 5);
- 2. extra costs required to meet Statutory Requirements are covered (included within the limit under Event 1 on Page 5);
- 3. your cover will be automatically reinstated following a loss (additional premium may be required);
- 4. you are provided with a 30 day money back guarantee.

Who can apply for a LandlordPlan policy?

Anyone who owns one or more domestic homes or units may apply for a LandlordPlan policy. You must meet the following criteria at the time of applying for cover, as well as throughout the duration of the cover and subsequent renewals:

You must:

- 1. take all reasonable steps to prevent loss or damage and maintain the property insured in good repair;
- 2. maintain current house and contents insurance policies covering the property insured;
- 3. exercise all due care in the selection of any tenant(s);