

# Important Notice about Your Policy Renewal

## Landlords Insurance

### Important Information - Please read carefully

We have recently made changes to our 360 Landlords Insurance Policy which forms part of your insurance contract with us.

The information below outlines the changes to your policy. Please read the enclosed Policy Wording, together with your schedule and any addendum.

Please do not hesitate to contact your 360 Landlords representative if you do not understand these changes or wish to discuss your policy.

## What these changes mean to you

The Product Disclosure Statement and Policy (PDS) which will apply to your renewal has been updated to:

- + Increase the maximum benefit for damage caused by Unlawful Substances from \$50,000 to \$70,000 in one period of insurance for loss or damage caused by chemical contamination;
- + Increase the maximum benefit for Pet Damage from \$2,500 any one claim to \$70,000 any one claim;
- + Increase the maximum benefit for tenant default cover from \$10,000 to \$17,000 (or 20 weeks rent, whichever is the lesser, per tenancy);
- + Amend the definition of 'Act of Terrorism' to make it simpler and easier to understand;
- + Amend the exclusion for 'Tenant Neglect' to include odours from cigarettes or pets;
- + Amend the exclusion for 'Scratching, denting, chewing, scuffing and chafing' and simplify it so it relates solely to tenants, tenant's children, tenant's visitors, pets and visitor's pets;
- + Add a separate exclusion in relation to the 'Actions of Wildlife, Birds and Pests' (instead of including these events in the exclusion for 'Scratching, denting, chewing, scuffing and chafing' where they appeared in the previous PDS).

## Changes to the 360 Landlords Insurance Policy

### Cover Sections - Your Building

The following clauses have been amended:

#### Pet Damage

Damage caused by pets. The most we will pay is \$70,000 any one claim

#### Unlawful substances

We will pay for loss or damage to your building, in connection with the manufacture, storage, or distribution from your location, of any 'controlled drug', as defined in the relevant state legislation, by your tenant.

The most we will pay is \$70,000 in one period of cover for loss or damage caused by chemical contamination, or the sum insured for your building for loss or damage caused by fire or explosion.

### Cover Sections - Your Contents

The following clause have been amended:

#### Pet Damage

Damage caused by pets. The most we will pay is \$70,000 any one claim

#### Unlawful substances

We will pay for loss or damage to your contents, in connection with the manufacture, storage, or distribution from your location, of any 'controlled drug', as defined in the relevant state legislation, by your tenant.

The most we will pay is \$70,000 in one period of cover for loss or damage caused by chemical contamination, or the sum insured for your contents for loss or damage caused by fire or explosion.

### Cover Sections – Tenant Default Cover

The following clauses have been amended:

#### Loss of rent following tenant default

The most we will pay for this benefit is twenty (20) weeks rent up to a maximum of \$17,000, whichever is the lesser, per tenancy.

#### Loss of rent following tenant murder or suicide

The most we will pay for this benefit is twenty (20) weeks rent up to a maximum of \$17,000, whichever is the lesser, per tenancy or as listed in your schedule.

#### Loss of rent following tenant eviction

The most we will pay for this benefit is twenty (20) weeks rent up to a maximum of \$17,000, whichever is the lesser, per tenancy.

### What's Not Covered Under All Sections of This Policy

The following clauses have been amended:

#### Scratching, denting, chewing, scuffing and chafing

scratching, denting, chipping, rubbing, scuffing, eating, pecking, biting or clawing of any surface by your tenants, your tenant's children, your tenant's visitors, pets or visitors' pets.

#### Tenant Neglect

tenant neglect, poor housekeeping, unhygienic living practices and odours from cigarettes or pets.

The following clause has been added:

#### Actions of Wildlife, Birds and Pests

action of any wildlife, wild birds, vermin, pests, termites, moths or insects, including but not limited to eating, clawing, chewing or pecking of any surface.

### Words with Special Meanings

The following clause has been amended:

Act of terrorism means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group of persons, whether acting alone or on behalf of or in connection with any organisation or government, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.