

NRMA Landlord Insurance Premium, Excess, Discounts & Benefits Guide NSW, QLD, ACT & TAS

This NRMA Landlord Insurance Premium, Excess, Discounts & Benefits Guide should be read with the NRMA Landlord Insurance Product Disclosure Statement and Policy Booklet (PDS) (NSW, ACT & TAS) Edition 1 dated 1 June 2009, or NRMA Landlord Insurance Product Disclosure Statement and Policy Booklet (PDS) (QLD) Edition 2 dated 9 January 2012.

It applies to policies issued in NSW, QLD, ACT & TAS with a commencement date of 16 March 2014 or a renewal effective date on or after 28 April 2014.

This guide provides further information about the cost of your insurance and excesses you may need to pay if you make a claim.

How we work out your premium

Your insurance premium is based on the likelihood of a claim being made on your Policy in the future. There are a number of factors we take into account when determining your premium. We calculate your premium by combining the:

- ▶ Pricing factors
- ▶ No Claim Bonus
- ▶ Policy options
- ▶ Loyalty Discount, and
- ▶ Government charges.

Pricing Factors

Our experience shows us that there are a number of factors that are good indicators in determining risk, when calculating what your premium should be, for the cover we provide under the policy.

The following table contains the pricing factors we take into account to calculate your premium.

Pricing Factors	Buildings	Contents
The address of your rental property	✓	✓
The amount your rental property or its contents are insured for (your sum insured)	✓	✓
The age of the insureds	✓	✓
Whether your rental property is occupied	✓	✓
The flood risk of your rental property	✓	✓
The construction materials of your rental property and its roof	✓	×
The year your rental property was built (see step 3 of 'How we calculate your premium')	✓	×
The type of alarm fitted to your rental property	×	✓
The basic excess amount you choose	✓	✓

No Claim Bonus

We give you a No Claim Bonus which ranges from 0% to 25% to reward you for your good claims history. Once you reach 25% No Claim Bonus you will also receive associated privileges.

A different No Claim Bonus may apply to each policy that you hold with us. When you first take out each policy, we calculate your policy's No Claim Bonus level based on:

- ▶ claims history of you and any other policy holders, and
- ▶ number of years you and any other policy holders have held home insurance for

Your current Certificate of Insurance will show any No Claim Bonus and any benefits that have been applied to your policy. The way in which your policy's No Claim Bonus is applied to your premium is set out in the 'How we calculate your Landlord premium' section of this guide on page 4.

The No Claim Bonus levels are:

25%	<p>Claim Free Privilege Life status is achieved once you have held Claim Free Privilege Plus status for 3 claim free years. Claim Free Privilege Life gives you No Claim Bonus Protection For Life.</p> <p>Claim Free Privilege Plus status is achieved once you have held Claim Free Privilege status for 1 claim free year. Claim Free Privilege Plus gives you free No Claim Bonus Protection.</p> <p>Claim Free Privilege status is achieved once you have held a 20% No Claim Bonus for 1 claim free year. Claim Free Privilege rewards you with our highest level of 25% and the option to pay to add No Claim Bonus Protection.</p>
20%	When you first take out a policy you may qualify for either:
15%	▶ a 20% No Claim Bonus – our highest level available for new policies which also comes with the option to pay to add No Claim Bonus Protection, or
12.5%	▶ a 0-15% No Claim Bonus.
10%	
5%	
0%	You move up one discount level after each claim free year until you reach our maximum 25% No Claim Bonus.

How does No Claim Bonus work?

No Claim Bonus is calculated on each policy, unless your claims history does not entitle you to a No Claim Bonus. Each year at renewal, your policy's No Claim Bonus is recalculated. For each claim free year, your No Claim Bonus will move up one level, until you achieve our maximum 25% No Claim Bonus.

For each claim made in a policy year, your No Claim Bonus will move down one level unless:

- ▶ You have chosen to pay to add No Claim Bonus Protection to your policy and it is the first claim in that policy year
- ▶ You have achieved Claim Free Privilege Plus status and it is the first claim in that policy year, or
- ▶ You have achieved Claim Free Privilege Life status

What is a claim free year?

A claim free year is a policy year in which no claims are made.

What happens if I make a claim without No Claim Bonus Protection?

For each claim made in a policy year without No Claim Bonus Protection, you move down one level. For example:

- ▶ If you have 15% No Claim Bonus and made one claim, you would move down to 12.5%, and if you made two claims, you would move down to 10%.

What is No Claim Bonus Protection option?

If you have 20% No Claim Bonus or 25% No Claim Bonus with Claim Free Privilege status, you are eligible to pay an additional premium to protect your policy's No Claim Bonus level. This means your No Claim Bonus will not move down a level where you make one claim in a policy year. However, you will move down a No Claim Bonus level for each additional claim you make.

What is free No Claim Bonus Protection?

If you have achieved Claim Free Privilege Plus status, you are awarded with free No Claim Bonus Protection. This means you will retain your Claim Free Privilege Plus status and 25% No Claim Bonus when you make one claim in a policy year. However, if you make two claims you will move down to our 20% No Claim Bonus and will continue to move down a level for each additional claim.

What is free No Claim Bonus protection for life?

If you have achieved Claim Free Privilege Life status, your policy's 25% No Claim Bonus is locked in for the life of the policy. This means your 25% No Claim Bonus will not be affected regardless of how many claims you make and you retain your Claim Free Privilege Life status for the life of the policy.

Policy options

Cost of choosing to pay by the month

If you choose to pay your premium by monthly instalments you pay more than if you pay annually. The extra premium you pay will be shown on your current Certificate of Insurance.

Loyalty Discount

Your Loyalty Discount is based on how long you have had a relationship with us and how many eligible policies you have. The longer you maintain your continuous relationship with us and the more policies you hold, the higher the discount you could receive. This discount is determined for each individual customer and applied across all your eligible policies.

The way in which your Loyalty Discount is applied to your premium is set out in the 'How we calculate your Landlord premium' section of this guide on page 4.

Refer to the following Loyalty Discount table to see what discount you will be entitled to.

Years of Relationship	Policy Count					
	1	2	3-4	5-7	8-9	10+
25+	12.5%	15%	17.5%	20%	22.5%	25%
10-24	10%	12.5%	15%	17.5%	20%	22.5%
5-9	7.5%	10%	12.5%	15%	17.5%	20%
3-4	5%	7.5%	10%	12.5%	15%	17.5%
0-2	0%	5%	7.5%	10%	12.5%	15%

If you have held a continuous relationship with us for 25+ years your Loyalty Discount will not decrease, even if you reduce the number of eligible policies you hold with us.

To receive a Loyalty Discount, the eligible policies must:

- ▶ be current; and
- ▶ have at least one common insured named on each policy.

On existing policies the discount applies from the date of the next renewal after you qualify.

On renewal your Certificate of Insurance will show a list of what policies contributed to your Loyalty Discount.

The following is a list of the policies that:

- ▶ contribute to your policy count
- ▶ are eligible to receive the Loyalty Discount.

Policies	Policy Count	Discount applied
Motor		
Comprehensive Plus	✓	✓
Comprehensive	✓	✓
Third Party Fire and Theft	✓	✓
Third Party Property Damage	✓	✓
Veteran, Vintage and Classic Vehicle		
Home		
Buildings	✓	✓
Contents	✓	✓
Buildings and Contents*	✓	✓
Landlord		
Buildings	✓	✓
Contents	✓	✓
Buildings and Contents*	✓	✓
On-site Caravan		
Touring Caravan		
Boat		
Trailer		
Retail Business Insurance		
Transport Accident Insurance		

Policies	Policy Count	Discount applied
Life Insurance	✓	✗
Income Protection	✓	✗
NRMA Motoring & Services Membership**	✓	✗

* Policy Count equals 2.

** Excludes BusinessWise Memberships. NRMA Membership is provided by National Roads and Motorist Association Limited ABN 77 000 010 506, trading as NRMA Motoring & Services and is separate and independent from NRMA Insurance.

Excess

An excess is an amount you pay when you lodge a claim. You may have to pay more than one type of excess depending on your circumstances.

There are four types of excess

- ▶ basic
- ▶ rent default
- ▶ earthquake
- ▶ special

The amount and types of excess payable are shown on your current Certificate of Insurance.

In addition to the basic excess, we will also deduct four times the weekly rental amount that is listed on your rental agreement for the following events:

- ▶ Theft or attempted theft – by a tenant or their guest
- ▶ Vandalism or a malicious or intentional act – by a tenant or their guest

You do not have to pay an excess if you make a liability claim.

Basic excess

If you make a claim you must pay any basic excess that applies. Choosing a higher basic excess reduces your premium.

You can choose one of the following amounts as your buildings basic excess or your contents basic excess:

\$100, \$200, \$300, \$500, \$750, \$1,000, \$2,000, \$3,000, \$4,000 or \$5,000.

If you have combined your Buildings Insurance and Contents Insurance under one policy, then you can choose a different basic excess for your buildings and contents. Then, if you make a claim for loss or damage under:

- ▶ your buildings insurance you must pay us the buildings basic excess, or
- ▶ your contents insurance you must pay us the contents basic excess, or
- ▶ both your buildings and contents insurance you only pay one basic excess, whichever is higher

Rent default excess

If you make a claim for rent default only, you must pay a \$300 rent default excess instead of the buildings or contents basic excess. If you make a claim for more than just rent default, you will need to pay a \$300 rent default excess in addition to any other excess that applies.

In addition to the rent default excess, we will also deduct four times the weekly rental amount that is listed on your rental agreement.

Earthquake excess

If under Buildings Insurance you make a claim for loss or damage as a result of the listed event of earthquake, you must pay the earthquake excess of \$500, or the buildings basic excess, whichever is higher.

Special excess

We may apply a special excess for one of the listed events. A special excess is payable in addition to your buildings or contents basic excess.

Government charges

Landlord Insurance policies are subject to stamp duty imposed by state and territory governments in addition to GST.

In addition to stamp duty and GST an amount of your premium is also used by us to pay NSW Fire Services and State Emergency Services (SES) levies.[^]

Government Charges	NSW/ACT	QLD	TAS
GST	10%	10%	10%
Stamp Duty	6%	7.5%	10%

[^] For policies held in NSW only

How we calculate your Landlord premium

Step 1

First, we combine the pricing factors

Step 2

Then we add the cost of choosing to pay by the month

Step 3

If your home is new, we work out any premium reduction that you may be eligible for and apply it to the premium from step 1.

Step 4

Once this amount is calculated we work out any No Claim Bonus you may be eligible for and apply this to the amount from step 3.

Step 5

Then, we add the cost of any No Claim Bonus protection you have chosen.

Step 6

We then work out any Loyalty Discount that you may be eligible for and apply that to the amount from step 5.

Step 7

To the amount in step 6, we add applicable government charges to work out the premium you need to pay.

Helpline benefits 132 900

When you have a Landlord Insurance policy, we provide you with the following benefits.

Helping you anytime, any day

Our Helpline telephone service provides you with help and advice 24 hours a day, seven days a week.

Help at home

We can help you over the phone with maintenance or repairs by getting a tradesperson to give you an estimate of the likely repair costs.

Help away from home

If you or your family are in Australia but away from your home, we can provide the following services over the phone:

- ▶ help you with travel directions or to change your travel arrangements
- ▶ when appropriate, get a trained nurse to help you find local medical facilities or communicate with relatives on behalf of the ill or injured person.

Trauma counselling

If something happens to you or your family in Australia and we agree you need trauma counselling, we will arrange and pay up to \$1,000 for the trauma counselling.

If there is anything you don't understand about this NRMA Landlord Insurance Premium, Excess, Discounts & Benefits Guide, please call us on 132 132.