

NRMA Landlord Insurance Premium, Excess, Discounts & Benefits Guide NSW

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.

It applies to policies issued in New South Wales with a commencement date on or after 21st May 2012 or with a renewal effective date on or after 21st June 2012.

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
- ▶ discounts
- ▶ cost of choosing to pay by the month, 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	✓	✓

Discounts

The following discounts are available depending on the type of insurance you have chosen:

- ▶ Multi-Policy Discount
- ▶ Years of Insurance Discount
- ▶ No Claim Bonus

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.

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 used by us to pay the Fire Services Levy and from 1 July 2009 this will also include an amount to fund the State Emergency Service (SES).

Government Charges	Landlord Insurance
GST	10%
Stamp Duty	9%

How we calculate your premium

Step 1

First, we will combine the pricing factors.

Step 2

Once this amount is calculated we work out any Multi-Policy Discount or Years of Insurance Discount that you may be eligible for and apply those to the amount from Step 1.

Step 3

If your rental property is new, we work out any premium reduction that you may be eligible for and apply it to the buildings premium amount from Step 2.

Step 4

We then work out any No Claim Bonus you may be eligible for and apply this to the amount from Step 3.

Step 5

If you have both Landlord Buildings and Contents Insurance, we add your buildings premium and contents premium together.

Step 6

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

Step 7

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

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
- ▶ earthquake
- ▶ rent default
- ▶ special

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

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

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

Basic excess

If you make a claim for a listed event you must pay any basic excess that applies.

You can choose one of the following amounts as your basic excess: \$100, \$200, \$300, \$500, \$ 750, \$1000, \$2000, \$3000, \$4000, \$5000

If you choose a higher basic excess on your policy, you can decrease your premium.

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 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 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.

Special excess

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

Any special excess applicable to your policy will be shown on your current Certificate of Insurance.

Discounts

We offer the following discounts that you may be entitled to:

- ▶ Multi-Policy Discount
- ▶ Years of Insurance Discount
- ▶ No Claim Bonus

The way in which the discounts are applied to your premium is set out in the 'How we work out your premium' section on page 1 of this guide.

The discounts you have will be shown on your current Certificate of Insurance.

Multi-Policy Discount

A Multi-Policy Discount rewards you for holding multiple NRMA Insurance policies or NRMA Motoring & Services Membership[^].

See if you qualify for a Multi-Policy Discount[#]:

How to qualify	Multi-Policy Discount
Hold the following:	Save 10%
Motor Insurance + NSW CTP Greenslip + Home, Home Plus or Landlord Insurance	On your Landlord Insurance.
Hold the following:	Save 12.5%
Motor Insurance + NSW CTP Greenslip + Home, Home Plus or Landlord Insurance + NRMA Motoring & Services Membership [^]	On your Landlord Insurance.

[^] NRMA Membership is provided by National Roads and Motorists Association Limited ABN 77 000 010 506, trading as NRMA Motoring & Services and is separate and independent from NRMA Insurance. Excludes ClubCare, Taxi and BusinessWise memberships and members resident in Tasmania.

[#] NRMA Commercial policies (such as Business Insurance and Farm Insurance) and Veteran, Vintage and Classic Vehicle Policies do not entitle you to a Multi-Policy Discount

To receive the Multi-Policy Discount, the qualifying products 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.

The way in which your Multi-Policy Discount is applied to your premium is set out in the 'How we work out your premium' section on page 1.

For information on how the Multi-Policy Discount is calculated for NRMA Insurance policies held in other states or territories please refer to the applicable Premium, Excess, Discounts & Benefits Guide for that state or territory.

Years of Insurance Discount

Years of Insurance Discount rewards your loyalty. It is based on the number of years you have continuously held your policy with us.

How to qualify	Years of Insurance Discount
Hold your Landlord Insurance policy with us for: 3 to 4 years.	Save 3% On your Landlord Insurance.
Hold your Landlord Insurance policy with us for: 5 to 9 years.	Save 5% On your Landlord Insurance.
Hold your Landlord Insurance policy with us for: 10+ years.	Save 10% On your Landlord Insurance.

The way in which your Years of Insurance Discount is applied to your premium is set out in the 'How we work out your premium' section on page 1 of this guide.

No Claim Bonus

We give you a No Claim Bonus to reward you for having a good claims record. We calculate your No Claim Bonus based on your insurance and claims history.

The No Claim Bonus levels are:

25%

20%

15%

10%

5%

0%

How does No Claim Bonus work?

Each year at renewal, your policy automatically moves up to the next level of No Claim Bonus if you do not make a claim in that period of insurance.

If you do make a claim, your policy will move down two levels of No Claim Bonus. Liability claims do not affect your No Claim Bonus.

The way in which your policy's No Claim Bonus is applied to your premium is set out in the 'How we work out your premium' section of this guide on page 1.

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 or visit your nearest office.