

SGIO Landlord Insurance Premium, Excess, Discounts & Benefits Guide WA

This SGIO Landlord Insurance Premium, Excess, Discounts & Benefits Guide should be read with the SGIO Landlord Insurance Product Disclosure Statement and Policy Booklet (PDS) Edition 1 dated 1 June 2009.

It applies to policies issued in Western Australia with a commencement or renewal date on or after 16 August 2010.

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
- ▶ policy options
- ▶ cost of choosing to pay by the month, and
- ▶ government charges.

Pricing Factors

The premium you pay for your insurance reflects the likelihood of you making a claim together with the potential value of any claim. So, if you have a lower chance of making a claim then you will generally pay a lower premium compared to someone who has a higher chance of making a claim.

Our experience shows there are a number of factors that are a good indicator of the possibility of a claim being made. We call these pricing factors.

The following table describes the pricing factors we may take into account to determine your premium for Buildings Insurance or Contents Insurance.

Pricing Factors	Buildings	Contents
The location of your rental property	✓	✓
The amount your rental property or its contents are insured for	✓	✓
The age of the insureds	✓	✓
Whether your rental property is occupied	✓	✓
The construction material 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:

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

Flood cover option

If you have Buildings or Contents Insurance you may add cover for Flood as an option by paying any additional premium that applies.

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.

Government Charges	Landlord Insurance
GST	10%
Stamp Duty	10%

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 Flood if you have chosen this option and 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 five types of excess

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

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

Basic excess

If you make any type of claim you must pay any basic excess that applies. 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

Your basic excess amount will be shown on your current Certificate of Insurance.

What are the choices of basic excess for Landlord Insurance?

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

- ▶ \$100
- ▶ \$200
- ▶ \$300
- ▶ \$500
- ▶ \$750
- ▶ \$1000

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

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.

Flood Excess

If you have chosen the Flood option and make a flood claim, you must pay the flood excess or the basic excess, whichever is higher.

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.

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:

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

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.

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:

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 make no more than one claim in that period of insurance.

If you make two or more claims in a period of insurance, your No Claim Bonus will be set to 0%.

Liability claims do not affect your No Claim Bonus.

Multi-Policy Discount

A Multi-Policy Discount rewards you for holding multiple SGIO policies.

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

How to qualify	Multi-Policy Discount
Hold the following:	Save 10%
Motor Insurance + Home, Home Plus or Landlord Insurance	On your Landlord Insurance.
# SGIO 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.

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

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 SGIO Landlord Insurance Premium, Excess, Discounts & Benefits Guide, please call us on 133 233 or visit your nearest office.